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BLOCKS 7 AND 10 ELIJAH ILES' ADDITION

HISTORIC RESOURCE STUDY AND
HISTORIC STRUCTURES REPORT

LINCOLN HOME NATIONAL HISTORIC SITE



BY ALBERT W. BANTON, JR.,
ELLEN CAROL BALM, AND
JILL YORK O'BRIGHT

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and
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Mr. Banton, Ms. Balm and I benefited from the patient assistance of several personnel in local, state, and Federal agencies. Special thanks are offered to Dr. Wayne Temple of the Illinois State Archives, always generous with his enthusiasm and support; the staff of the Sangamon Valley Collection at the Lincoln Library, who were very courteous and helpful; and Lincoln Home NHS historian George Painter, who shared his research with us, much of which has been incorporated into this report. A final note of gratitude is extended to Superintendent James O'Toole, who patiently waited and believed our assurances that the project would be completed.

Jill York O'Bright

INTRODUCTION

In 1971, the United States Congress authorized the creation of Lincoln Home National Historic Site at Springfield, Illinois. The site included the Lincoln Home and the four-block area surrounding the Home.

National Park Service Historian Edwin C. Bearss completed the Historic Resource Study and Historic Structure Report for Blocks 6 and 11 of Elijah Iles' Addition to the city of Springfield, Illinois, in 1977. This document concentrates on Blocks 7 and 10 of Elijah Iles' Addition and complements the Bearss study. (General information about the Iles' Addition contained in the Bearss report is not repeated here.)

Abraham Lincoln's home was located on Lots 7 and 8 of Block 10. As shown on the cover illustration, Block 7 faces Block 10. Therefore, the houses on Blocks 7 and 10 and the people who lived in them composed Lincoln's most immediate neighborhood.

It was a middle-class neighborhood. In pre-industrial America, the urban middle class included primarily independent artisans, professionals, and government officials.

It was a neighborhood which took its civic responsibilities seriously. Many of Lincoln's neighbors ran for political office at one time or another. Most were members of the Whig Party and later switched to the new Republican Party. The majority of the men in the neighborhood also belonged to the Fraternal Order of the Masons.*

The city of Springfield became capital of Illinois in 1837. The attendant influx of politicians, state employees, and various commercial interests encouraged the physical expansion of the city for several years. Most of the homes in Blocks 7 and 10 were constructed during the housing booms of the 1840s and 1850s. The majority of the houses were single family residences, although there were a few boarding houses in the neighborhood, as well.

*This report contains some brief sketches on the residents of Lincoln's neighborhood. For additional information on Lincoln's neighbors, see George Painter, "Lincoln Home National Historic Site--Retrieval System for Historical Information, Volume 5: The Lincoln Neighborhood," unpublished manuscript, n.d.; and George Painter, Mr. Lincoln's Neighborhood: A Self-Guiding Experience. Eastern National Park & Monument Association, 1985.

While it is clear Abraham Lincoln had an uncommon political genius, it was not a raw genius. It was shaped and developed by twenty-five years of personal and political life in Springfield, Illinois. This Historic Resource Study and Historic Structures Report is intended to assist park personnel in elaborating this theme in their interpretive duties and to aid in the task of creating an authentic circa 1860 environment in the site.

PART I

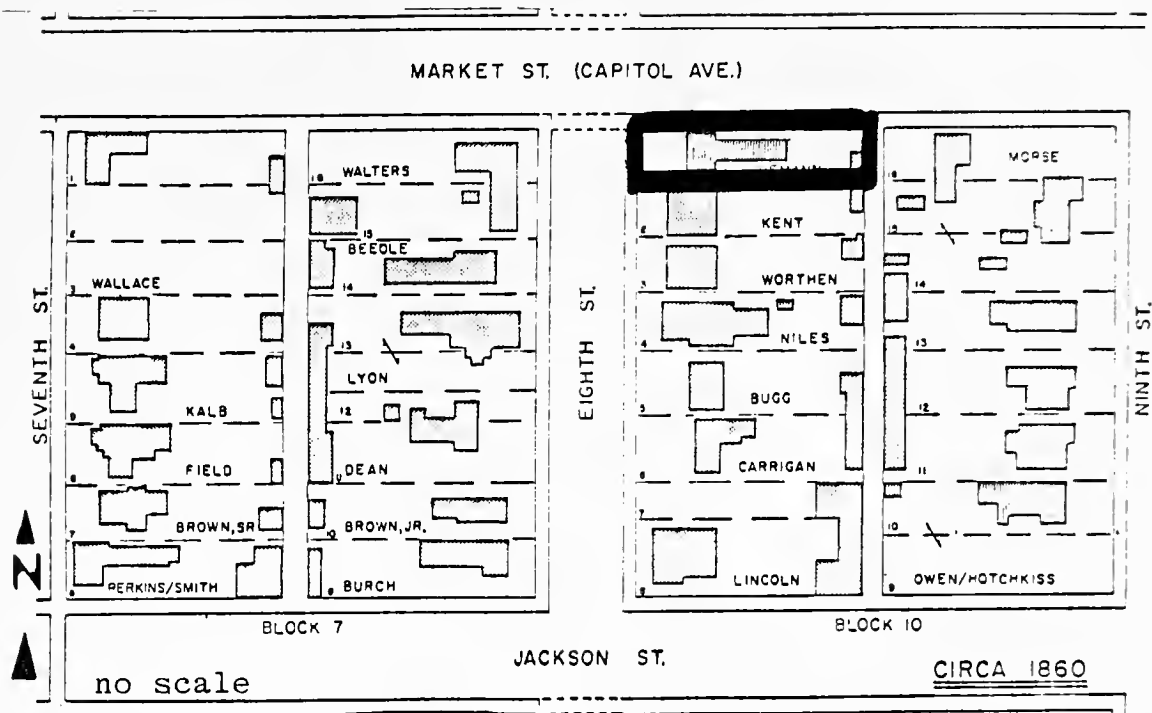
BLOCK 10

ELIJAH ILES' ADDITION

CHAPTER 1

BLOCK 10, LOT 1

HENRY C. REMANN HOUSE



Land ownership, Elijah Iles' Addition to Springfield, ca. 1860.



Ruger, A., artist. Springfield, Illinois; Drawn from Nature by
A. Ruger. Chicago: n.p., 1867.



Beck and Pauli, artists. Map of Springfield. Milwaukee: A. C. Geiseler and Co., n.d.(circa 1872). Courtesy of Illinois State Historical Society, Springfield, Illinois.



Koch, Augustus, artist. Panorama. n.p., n.d, (circa 1872). Courtesy of Illinois State Historical Library, Springfield, Illinois.

CHAPTER 1

BLOCK 10, LOT 1

HENRY C. REMANN HOUSE

I. Historical Data

A. Recommendations

The Henry C. Remann house stood on Lot 1, Block 10 of Elijah Iles' First Addition to the city of Springfield, Illinois. The street address was 33 South 8th Street.* Sometime after 1929, the Remann house was demolished, and a gas station took its place. Currently, no structure stands on this lot.

The Remann lot will be identified with a sign to inform park visitors that a residence once stood here. The lot will also be landscaped with heavy screen plantings to block out the view of the nonhistoric area that borders on the park.¹

B. Significance

From 1848 to 1910, the Remann family owned and occupied the house at 33 South 8th Street. The Lincolns knew the Remanns, not only as neighbors but also as relatives by marriage. In 1863, Josephine Remann, Henry's oldest daughter, married Albert L. Edwards, a cousin of Mary Todd Lincoln.²

C. Legal Description and Chain of Title

Elijah Iles sold Lots 1 and 2, Block 10, to Peter Van Bergen for \$500 on May 30, 1837.³ On March 25, 1840, Peter Van Bergen sold Lot 1 to Lewis Johnson for \$600.⁴ Eight years later, on May 31, 1848, Lewis Johnson sold Lot 1, Block 10, to Henry C. Remann for \$500.⁵ Mary Black Remann, widow of Henry C. Remann, sold Lot 1, Block 10, to her daughter, Mary J. Remann, on December 31, 1875, for the sum of \$1.00.⁶

*This was the house number prior to 1875. In 1876, a new numbering system was developed, and the Remann house became 402 South 8th Street.

Mary J. Remann sold the property to Sophia Compton, for \$7,000 on September 27, 1910.⁷ On the same date Mary J. Remann made some changes in wording and again issued a Warranty Deed to Sophia Compton.⁸ Sophia Compton, in turn, transferred title to the property to her husband, Dr. Charles W. Compton, for "\$1.00 and other considerations" on February 22, 1911.⁹

Charles Compton sold Lot 1, Block 10, to the Marland Refining Company for \$1.00 on December 12, 1925.¹⁰ Marland Refining Company transferred ownership of Lot 1, Block 10, to the Continental Oil Company (CONOCO) on September 3, 1929, for \$1.00.¹¹ CONOCO issued a Special Warranty Deed (no money value attached) and transferred the property to John C. Williamson on February 1, 1961.¹² John Williamson and his wife issued a Warranty Deed to the Springfield Marine Bank on January 24, 1962.¹³ Springfield Marine Bank sold this property to Milo C. White (a.k.a. Richard L. Morgan) on November 4, 1964, for the price of "\$2.00 or more."¹⁴ Finally, Patricia W. Morgan, Richard L. Morgan (Milo C. White), and Sally Jane White (single) sold Lot 1, Block 10 to the United States of America for \$60,000 on January 26, 1978.¹⁵

D. People Associated with the Remann House

Henry C. and Mary Black Remann

Henry C. Remann was born in Germany in 1817.¹⁶ His family emigrated to the United States, and by 1839, Henry and his brother Frederick established themselves as merchants in Vandalia, Illinois.¹⁷

During the years in Vandalia, Henry Remann was commissioned a sergeant major in the Fifteenth Regiment of the Illinois militia.¹⁸ He also served twice as Worshipful Master of the Vandalia Masonic Lodge.¹⁹

Among the Remann brothers' customers was the State of Illinois, as indicated by Illinois public laws for the years 1837 to 1839 authorizing payment to the Remanns for materials furnished to the state.²⁰ Perhaps the removal of the state capital to Springfield made it impossible for both Remann brothers to make a living in Vandalia. Whatever the reason, Henry moved his family to Springfield in 1847.²¹ In addition to the family business, Henry was employed as a clerk in Springfield.²²

In December 1849, Henry C. Remann died of what was diagnosed as chronic consumption.* The Remanns were not the only people in the neighborhood to suffer the loss of a family member that winter. A few days later, four-year-old Edward Lincoln also died of the wasting disease.²³

Mary Black Remann was born in Lee, Massachusetts, on March 5, 1823. In 1840, she moved to Vandalia, Illinois, where she married Henry C. Remann on April 15, 1841.²⁴ Mary was pregnant with her fourth child when she was widowed at the age of twenty-six.²⁵ She did not remarry, and she remained for the rest of her life in the house that her husband purchased just one year before his death.

Mary did not have to face her future without family support, however. Her sister-in-law, Julia Remann Sprigg, purchased a house in the neighborhood in 1853.²⁶ The 1856 Springfield city directory listed Mary's brother, Alexander M. Black, as a boarder in her house.²⁷ The 1857-58 city directory placed another brother, George Black, in residence,²⁸ and the 1860 U.S. Census lists both Alexander and John Black as boarders in the Remann household.²⁹

Mary Black Remann retained ownership of her home at 402 South 8th Street until 1875, when she deeded the property to her daughter, Mary. Mrs. Remann continued to reside there until her death in 1888.³⁰

II. Architectural Data

A. Date and Cost of Construction

The house located on Lot 1, Block 10, Elijah Iles First Addition to the town of Springfield was constructed circa 1848.** There is no data concerning either the builder or the cost of construction. The map of the city of Springfield published in 1854 showed one improvement on Lot 1, Block 10. The symbol suggested an elongated L-shaped structure with a principal east-west axis.³¹ An 1858 city map showed a structure on the lot with the same configuration and no additional improvements.³²

*Webster's Third New International Dictionary (1976) defines consumption as a progressive wasting away of the body. This diagnosis often meant the person had tuberculosis.

**The previous owners of the property were land speculators but not residents. It seems likely, then, that Henry C. Remann built the house when he bought the property in 1848.

B. Changes to House and Outbuildings Detailed by Sanborn Fire Insurance Maps

Sanborn Map of 1884

The Sanborn Map of 1884 located the Remann house on Lot 1, Block 10 at 402 South 8th Street. It was a frame dwelling two stories tall in front, measuring approximately 25 feet north to south and 20 feet deep. A single-story ell, approximately 50 feet long (east to west) and 15 feet wide was attached to the rear. A front porch ran the full width of the west elevation of the house. The porch was covered with a metal roof while the rest of the house was covered with wood shingles. A one-story wood shingle shed measuring approximately 20 by 12 feet stood at the southeast corner of the lot along the west alley line.³³

Sanborn-Perris Map of 1890

A comparison of this map with the 1884 map revealed no additions or changes in the configuration of the buildings.³⁴

Sanborn-Perris Map of 1896

Considerable changes were made to the rear ell of the Remann house after 1890. The two-story portion remained unchanged while the rear portion was enlarged from approximately 15 feet in width to approximately 24 feet. The length remained the same, however. Approximately 20 feet back on the south face of the rear ell a bay window was added. A porch was also attached on the southeast corner of the ell.³⁵

Sanborn Map of 1917

By 1917 the south porch on the rear ell was enclosed and became a part of the house. At the rear northeast corner of the lot, a large 25- by 20-foot brick auto garage with a composition roof was erected. The one-story shed at the southeast corner remained, although it was shortened and widened until it was almost square in shape. The wood shingles had been replaced with a composition roof.³⁶

Sanborn Insurance Map of 1941

When this map was prepared, there was no longer a comparison to be made. The Remann house and all its supporting structures were gone. In their place stood a concrete-floored "Filling Station."³⁷

C. Structural Data Revealed by Insurance Rates

The Minimum Tariff of Rates Adopted by the Board of Fire Underwriters of Springfield, Illinois, October 1866 listed a "Dwelling" of wood construction on Lot 1, Block 10.³⁸ The Minimum Tariff of Rates listed a dwelling of two stories occupied by Remann at 402 South 8th Street.³⁹ In 1891 the local Springfield Underwriters Board described the building at 402 South 8th Street as a two-story frame dwelling.⁴⁰ The schedule for 1899 provided the same information.⁴¹

D. Panoramas and Photographs

Ruger Panorama

The Ruger Panorama, circa 1867, was the earliest Springfield panorama. It indicated a square two-story structure with a hip roof on the Remann lot. A separate one-story structure with a gable roof stood at the rear of the lot and extended east-west.⁴²

Beck and Pauli Panorama

The Beck and Pauli Panorama, circa 1872, detailed the south and east elevations of the Remann house. The illustration showed a large square two-story structure and gave no indication of chimneys. A single-story attachment appeared on the rear (east side) of the building. The panorama depicted no outbuildings. One tree appeared to the north of the house; it was probably located between the sidewalk and Market Street, half the distance from 8th Street to the alley.⁴³

Augustus Koch Panorama

The Augustus Koch Panorama, circa 1872, depicted the north and east elevations of the Remann residence. The two-story front portion of the house appeared to be nearly square with a hip roof; each floor had two windows on the north elevation. The one-story ell with its saltbox roof sat on an east-west axis. Five trees lined the north side of the house.⁴⁴

Augustus Kock Panorama

The Augustus Kock Panorama, circa 1878, also depicted the north and east elevations of the Remann house. The drawing indicated two windows on each floor on the north elevation. The rear single-story had a saltbox roof. Five trees were indicated on both the north and west sides of the house.⁴⁵

NOTES

CHAPTER 1

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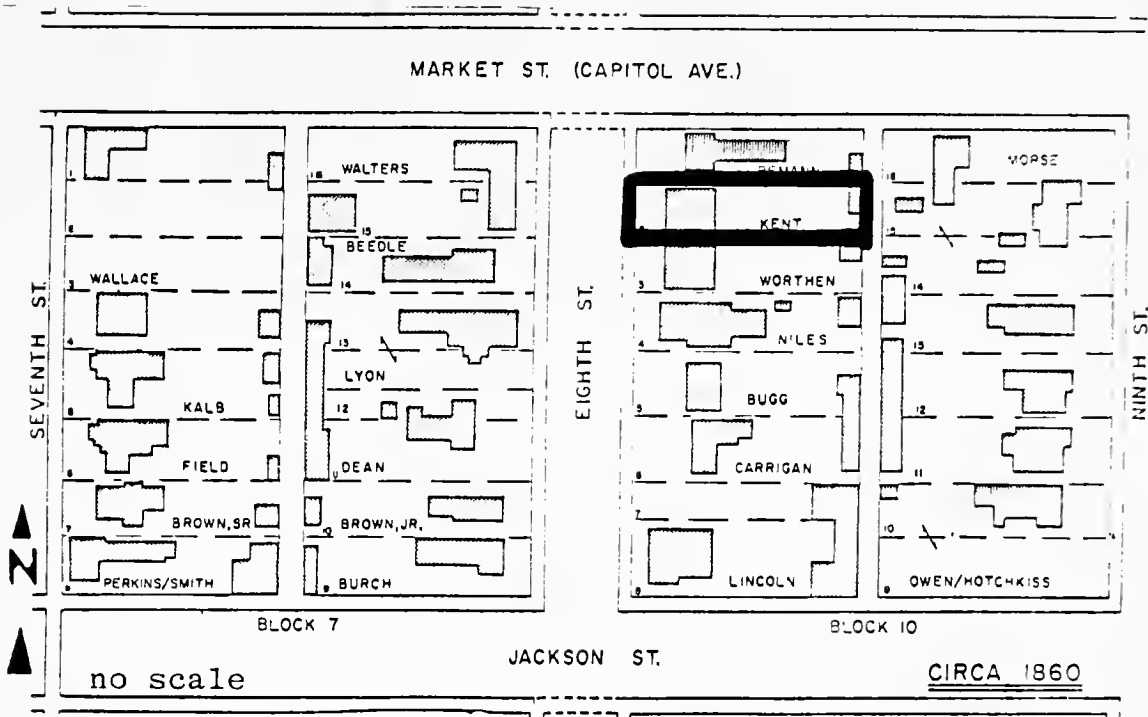
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35. Insurance Maps of Springfield, Illinois (New York: Sanborn Map Company, 1896), Plate 15.
36. Insurance Maps of Springfield, Illinois (New York: Sanborn Map Company, 1917), Plate 158.
37. Insurance Maps of Springfield, Illinois (New York: Sanborn Map Company, 1941), Plate 116.
38. Minimum Tariff of Rates Adopted by the Board of Fire Underwriters of Springfield, Illinois, October 1866 (Springfield, Illinois: Hunton & Britt, 1866), 58.
39. Minimum Tariff of Rates Adopted by the Underwriters' Union of Springfield, Illinois, December 1st, 1879 (Springfield, Illinois: n.p., 1880), 187.
40. Rules and Regulations and Tariff of Rates of the Springfield, Illinois, Local Board of Fire Underwriters, June 1891 (Peoria, Illinois: H. S. Hill Printing Co., 1891), 116.
41. Rules and Regulations and Tariff of Rates of the Springfield, Illinois, Local Board of Fire Underwriters, April 1899 (Hartmann & Co. Printers & Binders, 1899), 145.
42. A. Ruger Panorama (Chicago: Chicago Lithographic Company, circa 1867), Illinois State Historical Library.
43. Beck and Pauli Panorama (Milwaukee: A. C. Giesler and Co., circa 1872), Illinois State Historical Library.
44. Augustus Koch Panorama (n.p., circa 1872), Illinois State Historical Library.

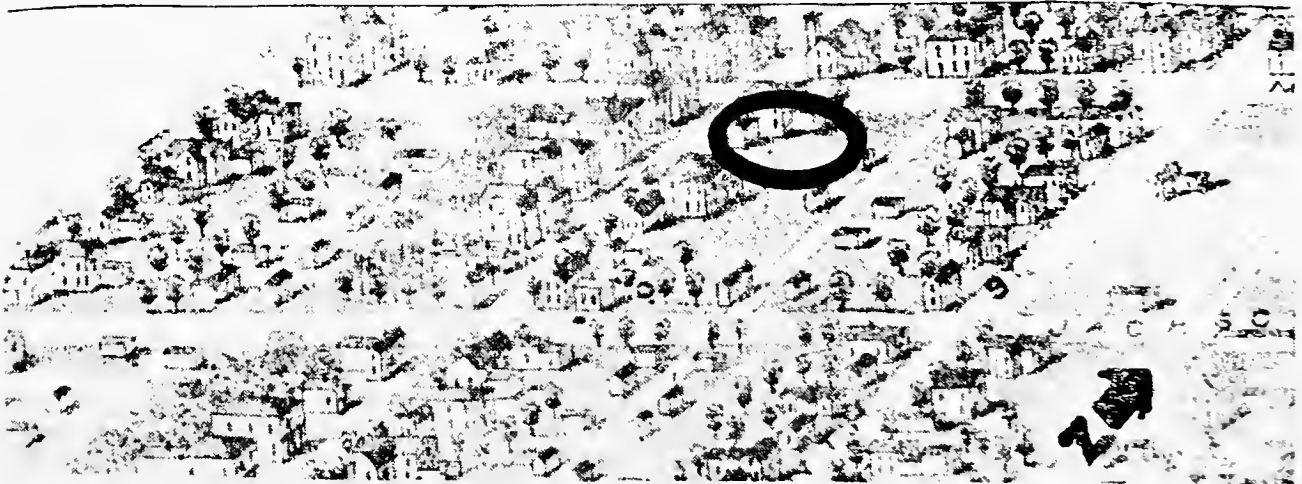
CHAPTER 2

BLOCK 10, LOT 2

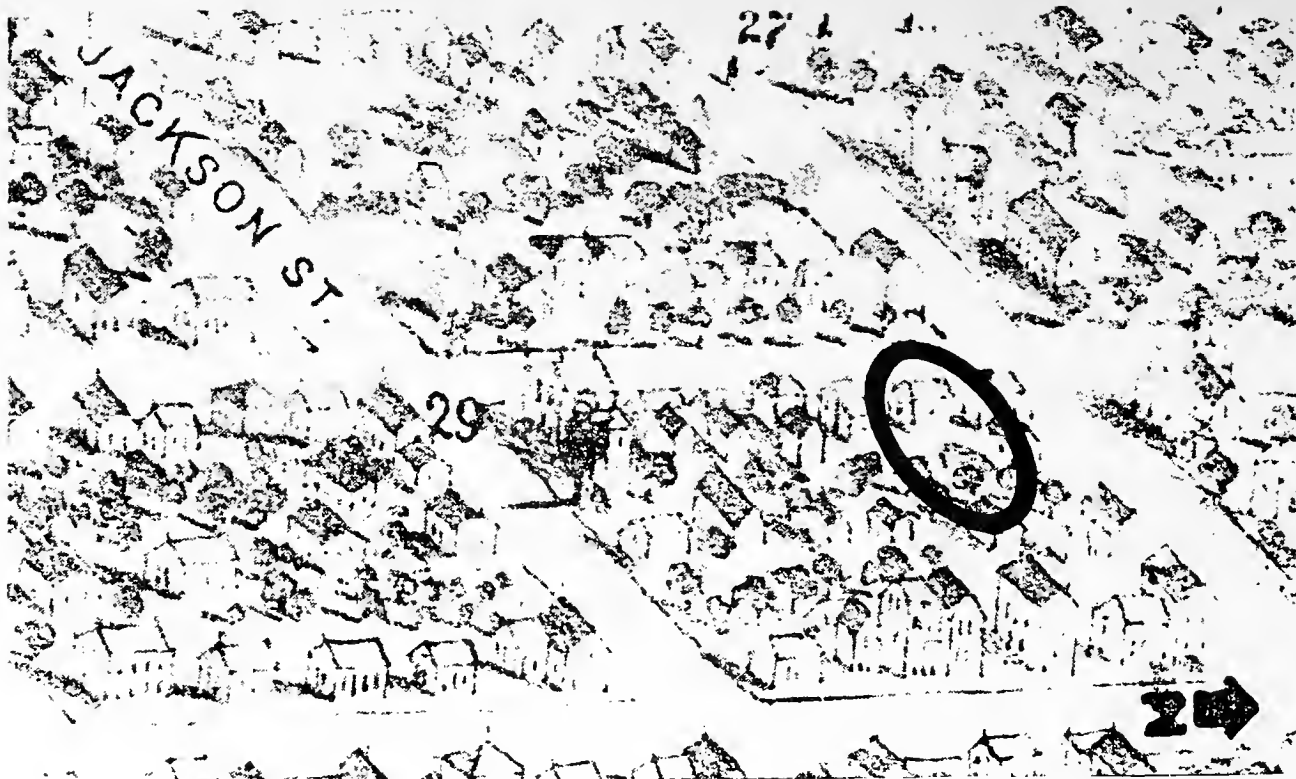
JESSE H. KENT HOUSE



Land ownership, Elijah Iles' Addition to Springfield, ca. 1860.



Ruger, A., artist. Springfield, Illinois; Drawn from Nature by A. Ruger. Chicago: n.p., 1867.



Beck and Pauli, artists. Map of Springfield. Milwaukee: A. C. Geiseler and Co., n.d.(circa 1872). Courtesy of Illinois State Historical Society, Springfield, Illinois.



Koch, Augustus, artist. Panorama. n.p., n.d, (circa 1872). Courtesy of Illinois State Historical Library, Springfield, Illinois.

CHAPTER 2
BLOCK 10, LOT 2
JESSE H. KENT HOUSE

I. Historical Data

A. Recommendations

The Jesse H. Kent house was built at 35 South 8th Street on Lot 2, Block 10, of Elijah Iles' First Addition to Springfield.* In October 1966, Ninian Edwards, Inc., purchased the property, demolished the original house, and constructed a new building on the site which was known as the Ninian Edwards Museum. This new building was a partial reconstruction of the Ninian Edwards house which was originally located several blocks from the Lincoln neighborhood. The association with Ninian Edwards, Illinois politician and relative of Mary Todd Lincoln, misrepresented the historic identity of the structure so recently built on Lot 2. The National Park Service retained the building, but renamed it the "Conference Center" to remove any implied connection with Ninian Edwards. The building now functions as a training center for park employees, and a developmental site for educational materials. This function will continue.

The conference center, prior to NPS ownership, was a museum and an educational facility for school group action. In 1980, the National Park Service remodeled the conference center and removed the non-load-bearing walls. In 1983, the Service rebuilt the shutters, capitols, columns, and porch framing; replaced the tongue and groove porch and re-roofed the south porch. The alarm system for the center was installed in 1984. The next year saw the internal restoration of the conference center, complete with the installation of a projection booth and a screen. Other 1985 renovations included painting, carpeting, upgraded wiring, and tape and bedded ceilings. The Service also stabilized the back porch and changed the front main floor, which previously contained an 1860 furnished exhibit, to a conference room in 1985.

*After 1875, the address was 406 South 8th Street.

B. Significance

The structure, located five houses north of the Lincoln home, was the residence of Jesse H. and Lydia Walker Kent. Jesse Kent bought Lot 2 of Block 10 in 1855. He was the first owner-occupant. The Kents lived in the neighborhood until 1862, when they sold their house on Block 10.

Jesse H. Kent, a member of the Whig and later the Republican party, was active in politics on the local level.

C. Legal Description and Chain of Title

The Jesse H. Kent house stood on Lot 2, Block 10 of Elijah Iles' Addition to the town (now city) of Springfield. On May 30, 1837, Elijah Iles and wife sold Lots 1 and 2, Block 10, to Peter Van Bergen for \$500.¹ Peter Van Bergen sold Lot 2 to Ruben Thompson for \$250 on March 25, 1840.² Six years later, Jacob G. Loose bought Lot 2 from Ruben Thompson for \$300.³

Jacob G. Loose sold Lot 2 to Charles S. Gove for \$800 in June of 1854.⁴ Gove kept the lot for eleven months and then sold it to Jesse Kent for \$900.⁵ Jesse Kent and his wife sold their house and lot to Clarissa Booth for \$1,000 on May 22, 1862.⁶ Clarissa Booth sold the property to Lidia Wright on December 22, 1865, for \$2,500.⁷ On April 25, 1873, Edwin N. Cleveland purchased Lot 2, Block 10, together with improvements for \$2,500,⁸ and sold it to August T. Herbert for \$1,650 in 1875.⁹ Harry Stange purchased the property for \$2,000 in 1883.¹⁰ Lotus Niles, a long-time resident of Block 10 of Elijah Iles subdivision, purchased Lot 2 on April 19, 1900, for \$2,400.¹¹

Lotus N. Niles and his wife sold the lot and its improvements to Patrick H. Giblin for \$2,755, on September 27, 1902.¹² Patrick H. Giblin conveyed Lot 2 to William B. Berry for the sum of \$3,300 on December 5, 1907.¹³ For the next twenty-three years the Berry family owned Lot 2. On January 14, 1930, the property was sold for \$1.00 to Mary C. Renfro.¹⁴ Walter Renfro, widower, conveyed the house and lot to Barbara M. Lauterback in 1951 for \$2.00.¹⁵ On the same date, Barbara M. Lauterback conveyed the property back to Walter Renfro (widower) and his daughter Maryanne Beagles for the same price.¹⁶ Walter Renfro conveyed the property to Maryanne Beagles for \$2.00.¹⁷ Walter Renfro (widower) sold the property to Gersham K. Greening and wife for \$3.00 on February 4, 1966.¹⁸

Gersham Greening and his wife transferred ownership of Lot 2, Block 10 to Ninian Edwards, Inc., (a Delaware Corporation) for \$3.00.¹⁹ Ninian Edwards, Inc., vested title in the Illinois National Bank of Springfield in a trust.²⁰ On November 16, 1979, a condemnation proceeding (United States of America vs. Ninian Edwards

Museum, Inc.) was settled in court. At that time Lot 2, Block 10, became the property of the United States.²¹

D. People Associated with the Kent House

Jesse H. Kent

Jesse H. Kent was born in Ohio in 1809. He married Lydia A. Walker in 1838. The couple moved to Sangamon County shortly after their wedding.²² Jesse Kent was listed as carriage-maker and carpenter by trade.²³ According to newspaper sources, he also participated in Springfield politics and government. Kent was a member of the Springfield Board of Health committee;²⁴ he was elected municipal judge in 1849;²⁵ and he served as delegate to the Springfield Whig convention in 1851.²⁶ Kent offered himself in candidacy for city marshal in 1858 and 1859, but was not nominated by his Republican party.²⁷ He served as petit juror in 1860.²⁸ Jesse H. Kent moved from the Lincoln neighborhood in 1862. In 1874, he migrated once again, to Savannah, Missouri.²⁹

II. Architectural Data

A. Date and Cost of Construction

It is difficult to determine when a residence was constructed on Lot 2. Jacob Loose purchased the property in 1846 for \$300. A \$500-increase in the sale price indicates Loose improved the property before he sold it in 1854. The improvement(s), probably including a residence, may have served as rental property until Jesse Kent purchased the property in 1855. No data concerning either the builder or the cost of construction remains.

The 1854 map of the city of Springfield also supports the probability that Jacob Loose built on the property. An L-shaped structure was indicated on the lot in 1854. The long base ran on a north-south axis, parallel with 8th Street. There were no supporting structures on Lot 2.³⁰ An 1858 map of Springfield showed no changes on this lot by 1858.³¹

B. Changes to House and Outbuildings Detailed by the Sanborn Fire Insurance Maps

Sanborn Map of 1884

The Sanborn map of 1884 located the Kent house on Lot 2, Block 10, of Elijah Iles' First Addition to the town of Springfield. The street address was given as 406 South 8th Street. The structure was

approximately 35 feet square, one story tall, and roofed with wooden shingles. A one-story porch ran the full length of the front (west facade) and back (east facade) of the home. Each porch was roofed with metal. At the northeast corner of the lot there is a rectangular one-story wood-shingled shed.³²

Sanborn-Perris Map of 1890

A comparison of the structure outline with the Sanborn Map of 1884 documents no additions or deletions to any structure during this six-year period.³³

Sanborn-Perris Map of 1896

Two changes occurred between 1890 and 1896. The rear porch almost doubled in depth and a 10- by 10-foot room was walled off at the south end of the rear porch.³⁴

Sanborn Map of 1917

Major changes took place between 1896 and 1917. The structure was moved back from the sidewalk approximately 13 feet. The front porch remained one-story, metal covered. The main structure was converted to a two-story house and the shape became rectangular instead of square. The roof remained woodshingled. The rear porch was raised to two stories and was composition-roofed. The shed was relocated from the northeast corner of the lot to the center of the lot on the east boundary. The long axis remained north-south.³⁵

Sanborn Insurance Map of 1941

The front porch was raised to two stories and had a composition roof. The house itself was divided in half (north-south) by a central partition wall. The shed at the rear of the lot was razed and a garage was constructed.³⁶

C. Structural Data Revealed by Insurance Rates

In October 1866, the Minimum Tariff of Rates adopted by the Springfield Fire Underwriters listed a wooden (Class D) dwelling on Lot 2, Block 10.³⁷ The December 1, 1879, Minimum Tariff of Rates listed a one-and-one-half-story structure constructed of wood at 406 South 8th Street. In 1879 a Mr. Dericke occupied the house.³⁸

The June 1, 1891, Rules and Regulations and Tariff of Rates listed the building at 406 South 8th Street as a one-story frame structure and states that it was used as a dwelling.³⁹ The April 1899 Tariff of Rates classified 406 South 8th Street as a D-type building, meaning it was a frame building with a shingle roof. This building was one story in height.⁴⁰

D. Panoramas and Photographs

Ruger Panorama

The Ruger Panorama, circa 1867, pictured the south and east elevations of the Kent house. It was a small square single-story house with a gable roof. The artist depicted one window in each wall. No outbuildings of any kind were shown on the map.⁴¹

Beck and Pauli Panorama

This drawing depicted the south and east elevations of the Kent house. The building shown was rectangular with a north-south axis and a gable roof. No outbuildings were indicated, nor were there any trees or other plantings.⁴²

Augustus Koch Panorama

The Augustus Koch Panorama, circa 1872, depicted only the east elevation of the Kent house. It was a small, one-story structure with at least two windows in the east elevation. No outbuildings or vegetation were detailed.⁴³

NOTES

CHAPTER 2

1. Warranty Deed, May 30, 1837, Sangamon County Deed Book PP, Sangamon County Courthouse, 80.
2. Warranty Deed, March 25, 1840, Sangamon County Deed Book P, Sangamon County Courthouse, 684
3. Warranty Deed, November 23, 1846, Sangamon County Deed Book Y, Sangamon County Courthouse, 451.
4. Warranty Deed, June 24, 1854, Sangamon County Deed Book PP, Sangamon County Courthouse, 84.
5. Warranty Deed, May 16, 1855, Sangamon County Deed Book SS, Sangamon County Courthouse, 321.
6. Warranty Deed, May 22, 1862, Sangamon County Deed Book 12, Sangamon County Courthouse, 532.
7. Warranty Deed, December 22, 1865, Sangamon County Deed Book 27, Sangamon County Courthouse, 22.
8. Warranty Deed, April 25, 1873, Sangamon County Deed Book 48, Sangamon County Courthouse, 139.
9. Warranty Deed, December 29, 1875, Sangamon County Deed Book 54, Sangamon County Courthouse, 593.
10. Warranty Deed, April 12, 1883, Sangamon County Deed Book 74, Sangamon County Courthouse, 38.
11. Warranty Deed, April 19, 1900, Sangamon County Deed Book 109, Sangamon County Courthouse, 39.
12. Warranty Deed, September 27, 1902, Sangamon County Deed Book 115, Sangamon County Courthouse, 157.
13. Warranty Deed, December 5, 1907, Sangamon County Deed Book 134, Sangamon County Courthouse, 299.
14. Warranty Deed, January 14, 1930, Sangamon County Deed Book 241, Document Number 159468, Sangamon County Courthouse, 478.

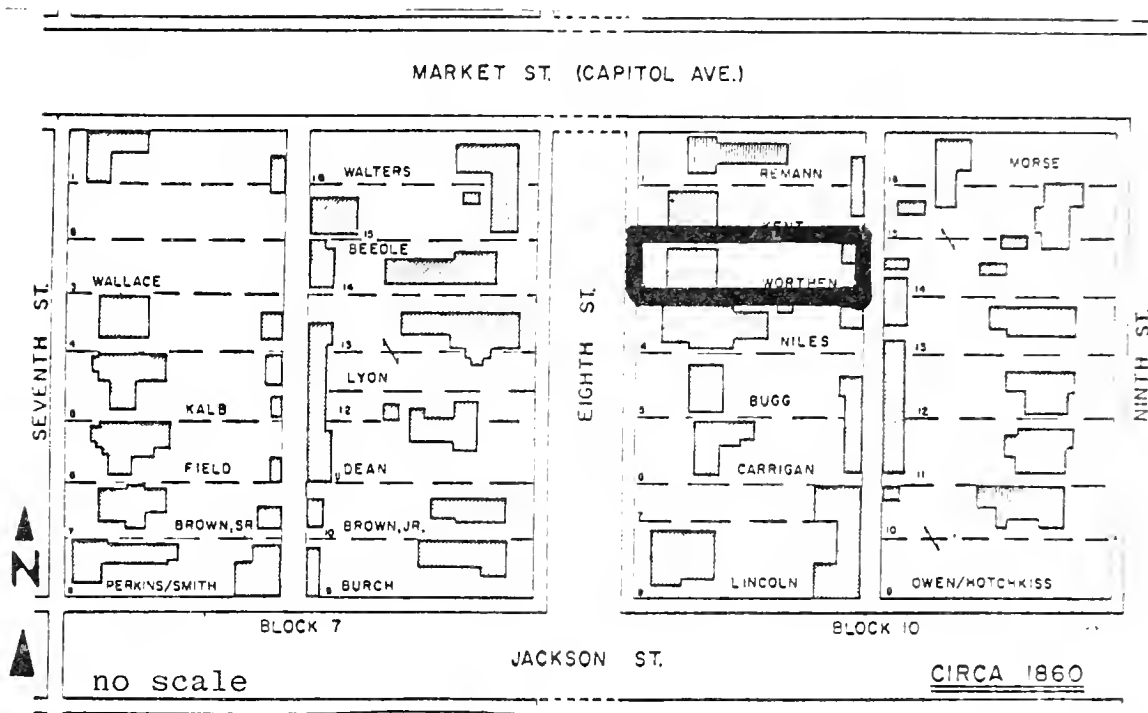
15. Warranty Deed, May 1, 1951, Sangamon County Deed Book 424, Document Number 241884, Sangamon County Courthouse, 357.
16. Warranty Deed, May 1, 1951, Document Number 241885, Sangamon County Courthouse, 357.
17. Warranty Deed, November 1, 1963, Sangamon County Deed Book 580, Document Number 300416, Sangamon County Courthouse, 892.
18. Warranty Deed, October 1, 1966, Sangamon County Deed Book 598, Document Number 312680, Sangamon County Courthouse, 990.
19. Warranty Deed, October 1, 1966, Sangamon County Deed Book 606, Document Number 317694, Sangamon County Courthouse, 910.
20. Warranty Deed, August 25, 1970, Sangamon County Deed Book 633, Document Number 335554, Sangamon County Courthouse, 542.
21. Record, Recorder of Deeds Office, November 30, 1978, Document Number 20010336, Sangamon County Courthouse.
22. John C. Power. History of the Early Settlers of Sangamon County, Springfield, Illinois, 1876, 425.
23. E. H. Hall, comp., Springfield City Directory and Sangamon County Advertiser for 1855-56 (Springfield : Birchall & Owen, 1855), 23; B. Winters & Co., comp., Springfield City Directory for 1857-'58 (Springfield: S. H. Jameson & Co., 1857), 60; C. S. Williams, comp., Springfield Directory, City Guide, and Business Mirror, for 1860-61 (Springfield: Johnson & Bradford, 1860), 98.
24. Illinois State Journal, 7 April 1849, p. 3, col. 1.
25. Ibid., p. 3, col. 2
26. Illinois State Journal, 19 March 1851, p. 3, col. 2.
27. Illinois State Journal, 20 March 1858, p. 3, col. 2; Illinois State Journal 17 March 1859, p. 3, col. 2.
28. Illinois State Journal, 15 March 1860, p. 3, col. 3.
29. Power, Early Settlers of Sangamon County, 425.
30. City of Springfield, Sangamon County, Illinois, 1854.
31. City of Springfield, Sangamon County, Illinois, 1858.
32. Springfield, Illinois. Sanborn Map & Publishing Co., February 1884, Plate 11.

33. Sanborn-Perris Map & Publishing Co., February 1890, Plate 9.
34. Insurance Maps of Springfield, Illinois, 1896, Plate 15.
35. Insurance Maps of Springfield, Illinois. Published by the Sanborn Map Co., 1917, Plate 158.
36. Insurance Maps of Springfield, Illinois, Plate 116.
37. Minimum Tariff of Rates Adopted by the Board of Fire Underwriters, Springfield, Illinois, October 1866, 58.
38. Minimum Tariff of Rates Adopted by the Underwriters' Union of Springfield, Illinois, December 1st, 1879, 187.
39. Rules and Regulations and Tariff of Rates of the Springfield, Illinois, Local Board of Fire Underwriters, June 1891, 116.
40. Rules and Regulations and Tariff of Rates of the Springfield, Illinois Local Board of Fire Underwriters, April 1899, 145.
41. A. Ruger Panorama, circa 1867.
42. Beck and Pauli Panorama, circa 1872.
43. Augustus Koch Panorama, circa 1872.

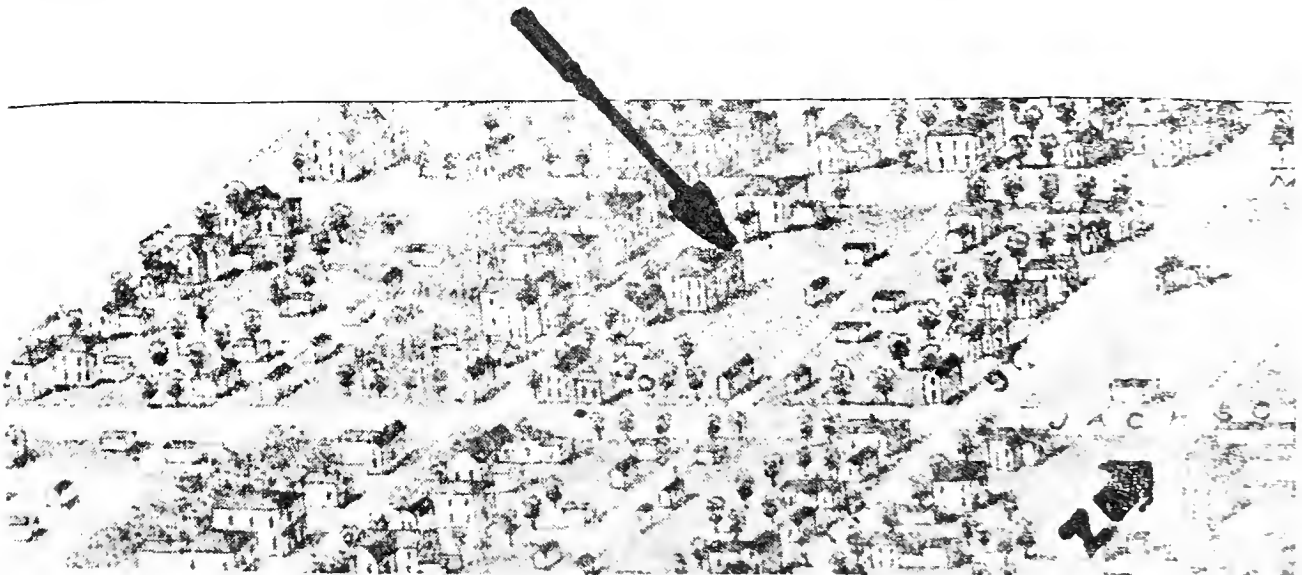
CHAPTER 3

BLOCK 10, LOT 3

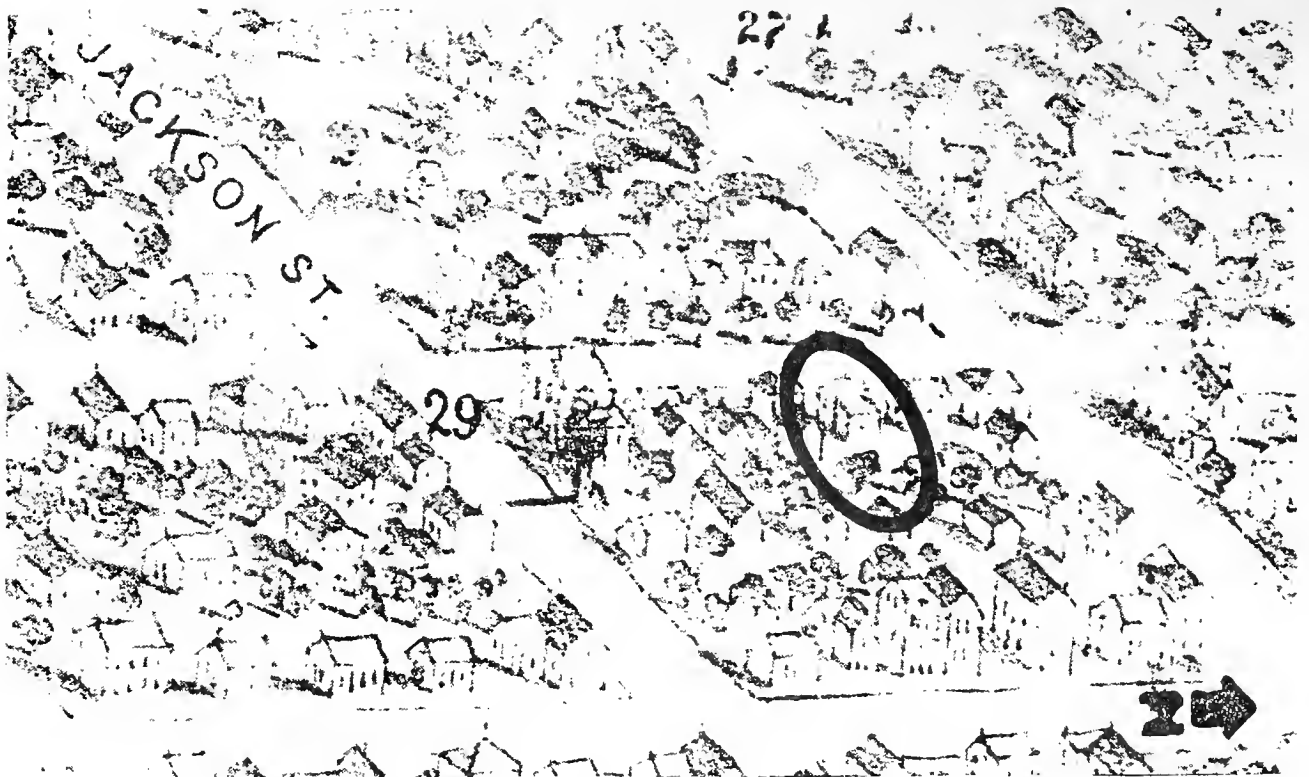
AMOS H. WORTHEN HOUSE



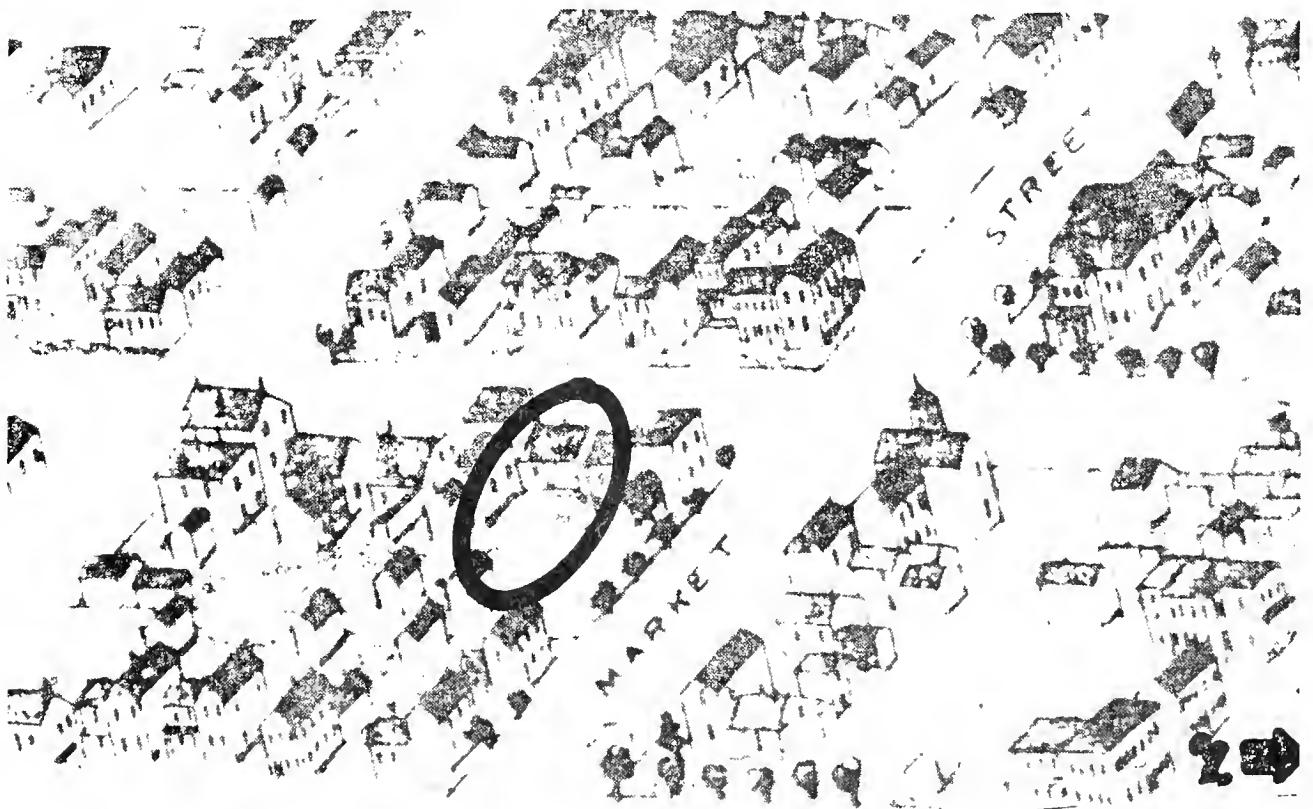
Land ownership, Elijah Iles' Addition to Springfield, ca. 1860.



Ruger, A., artist. Springfield, Illinois; Drawn from Nature by A. Ruger. Chicago: n.p., 1867.



Beck and Pauli, artists. Map of Springfield. Milwaukee: A. C. Geiseler and Co., n.d.(circa 1872). Courtesy of Illinois State Historical Society, Springfield, Illinois.



Koch, Augustus, artist. Panorama. n.p., n.d, (circa 1872). Courtesy of Illinois State Historical Library, Springfield, Illinois.

CHAPTER 3

BLOCK 10, LOT 3

AMOS H. WORTHEN HOUSE

I. Historical Data

A. Recommendations

The house at 37 South 8th Street occupied Lot 3, Block 10, of Elijah Iles' First Addition to Springfield.* All structures were removed from this site, and there are no buildings on the lot at the present time. A sign will identify the Worthen lot for park visitors, and the yard will be landscaped in a manner consistent with the historic period.¹

B. Significance

Amos H. Worthen came to Springfield in 1858, when Governor Bissell appointed him State Geologist. Worthen bought the house at 37 South 8th Street in 1859. This structure was four houses north of the Lincoln home on the east side of 8th Street.

C. Legal Description and Chain of Title

On February 4, 1837, Elijah Iles and wife, Malinda, sold Lots 3 and 4, Block 10, of the Iles' Addition to the town (now city) of Springfield to Howard Wiley for \$354.² Five years later, Wiley sold the property to George Wood(s) for \$300, taking a \$54 loss on his investment.³ Wood(s) sold the property to William W. Watson for \$1,600 in June of 1857.⁴ Watson in turn sold it to James B. Olcott for \$1,800.⁵ James B. Olcott and his wife sold Lot 3 to Amos H. Worthen for \$1,500 in November 1859.⁶ Twenty-six months later, Amos Worthen and wife sold their property for \$1,200 to Henson Lyon, their neighbor across the street.⁷

Henson Lyon died in 1867, and his son and executor sold the Lyon estate. Lot 3 was sold to George Hofferkamp for \$1,895 in 1868.⁸ George Hofferkamp and his wife retained this property until 1900, when they sold the lot to Lotus N. Niles for \$1,800.⁹

*Street address changed to 410 South 8th Street in 1875.

On January 1, 1904, Lotus N. Niles conveyed the lot to Louise Meyer for \$2,500.¹⁰ The next year, Louise Meyer sold the lot to Rose Colgan for \$3,000.¹¹ Clara Graham and her husband conveyed it in 1941 to Mayme McMahon for \$1.00.¹² Mayme McMahon and her husband sold it to Jay W. Nelson for \$2,000 in 1945.¹³ On October 9, 1945, Jay Nelson and his wife conveyed Lot 3, Block 10, to Lincoln University for \$10.¹⁴ Fourteen months later, Nelson repurchased Lot 3 from Lincoln University for \$6,000.¹⁵

Jay W. Nelson passed the ownership of Lot 3 to Grace M. Nelson for \$10.00 on April 30, 1947.¹⁶ Apparently to clear up some confusion over the title, Lincoln University issued an amended Warranty Deed in favor of Jay W. Nelson on May 27, 1947.¹⁷ On June 2, 1947, Grace Nelson and her husband then transferred the title to Arthur E. Saucier for "\$2.00 and other considerations."¹⁸

Three days later, Arthur Saucier sold Lot 3 to Florence C. Fitzpatrick for \$1.00.¹⁹ The city of Springfield blocked the development of Lots 3 and 4 to prevent local developers from constructing a wax museum on the property by condemning it in 1975.²⁰ As part of the development of the Lincoln Home National Historic Site, the city of Springfield transferred Lot 3, to the United States of America on August 8, 1975, via Quitclaim Deed.²¹

D. People Associated with the Worthen House

George Wood(s)

George Wood(s) purchased Lot 3, Block 10, on July 14, 1842. He built a house on the lot and lived there for the next 15 years. In 1849 the Illinois Journal listed George "Woods" as a Springfield businessman: "GEORGE WOODS, Tailor; shop north side of the square. . . ." He was the first subscriber to the Daily Journal, and has carried on business, with one exception, longer in Springfield than any other man of his profession."²² By 1855, however, George Wood(s) was no longer in business for himself. The city directory for 1855-1856 identifies him as "Wood George, tailer E. R. Wiley, h[ouse] [on] 8th [Street] near Market."²³

In 1857, George Wood(s) sold his property on 8th Street. He once again opened up a tailor shop, this time on 5th Street between Adams and Monroe. He moved to a house on the corner of 3rd Street and Monroe during the same year.²⁴

Amos H. and Sarah B. Worthen

Amos H. Worthen was born in Bradford, Vermont, on October 31, 1813. He was appointed State Geologist by Governor Bissell in 1858.²⁵

Worthen, wife Sarah, and three sons, moved to Springfield in 1858. The Worthens purchased the house on Lot 3, Block 10, in 1859.

Newspaper accounts of the day mentioned Amos Worthen primarily in connection with his professional pursuits. According to the May 1858, Illinois State Journal, Worthen addressed the Scientific Association in Baltimore that year.²⁶ The September 15, 1858, Illinois State Journal also carried an article on the geological survey Worthen was conducting for the state.²⁷ In the years 1859-60, the State Journal reported on many of Worthen's activities.²⁸

The Worthens sold their property on 8th Street in 1862, and the 1868-69 Springfield city directory cites Amos Worthen as a boarder at a residence on Washington Street between 10th and 11th Streets.²⁹ In 1876, he lived at 500 South 7th Street.³⁰ In 1872, the Illinois Legislature abolished the geological survey that Mr. Worthen had directed for so many years.³¹

For almost 20 years Amos Worthen was employed as a geologist for the state, and during those years, he had collected many rocks, minerals, and fossils. When the geological survey ended, Amos Worthen became the first director of the Illinois State Museum in Warsaw, Illinois. The artifacts he had collected for so many years provided the first display material for the new museum.³² Worthen continued to direct the museum until his death in 1888.³³

II. Architectural Data

A. Date and Cost of Construction

George Wood(s) built the house on Lot 3, Block 10, between 1842 and 1854.* He was also the first identified occupant of the house.³⁴ No data has been found concerning either the contractor/builder or the cost of construction.

A square-shaped structure is shown on the 1854 map of the city of Springfield, located near the southwest corner of the lot. In the northeast corner of the lot near the alley stood an L-shaped support building.³⁵

*The 1854 map of Springfield indicated a house on the lot. George Wood was the owner of the property from 1842 to 1857.

B. Changes to House and Outbuildings Detailed by the Sanborn Fire Insurance Maps

Sanborn Map of 1884

The Amos Worthen house was located on Lot 3, Block 10, Elijah Iles' First Addition to the city of Springfield at 410 South 8th Street. The structure was approximately 35-feet square and two stories tall. It had a small stoop at the front entrance in the center of the building. The rear (east) face of the building had a porch over two-thirds of the width of the building. The entire structure was roofed with wood shingles.

In the northeast corner of the lot there was a two-story building that probably functioned as a barn. The roof of this structure was also covered with wood shingles.³⁶

Sanborn-Perris Map of 1890

Only one minor change was apparent. The residence's rear porch had a metal roof.³⁷

Sanborn-Perris Map of 1896

The rear porch was divided into two areas, and the northern end was enclosed. In the northeast corner of the lot, the "barn" was reduced from two stories to one-and-one-half stories, and was identified as a stable. A shed was added to the south side of the stable along the eastern lot line. The shed was one story high and roofed with wood shingles.³⁸

Sanborn Map of 1917

The configuration of the residence changed greatly in the intervening twenty-one years. The area of the rear porch and room were incorporated into the house, and a one-story, wood-shingled room was attached to the northeast corner of the building. The rear two-thirds of the main structure was roofed with a composition material.³⁹

Sanborn Map of 1941

The building shown on this drawing does not compare to any of the previous structures on this site. This structure had a single story front porch running the entire width of the structure. The main portion of the building was two stories and a two-story bay was

constructed about midway across the south wall. A one-story porch stretched across the east facade of the house. A single-story enclosed room filled an offset area on the north side of the building. The entire building was roofed with a composition cover. No outbuildings remained on the lot.⁴⁰

C. Structural Data Revealed by Insurance Rates

The Minimum Tariff of Rates, adopted by the Springfield Fire Underwriters in October 1866, listed a frame dwelling on Lot 3, Block 10.⁴¹ The Rules and Regulations and Tariff of Rates for 1891 recorded a one-story dwelling of frame construction,⁴² and the Rules and Regulations for April 1899 repeated this information.⁴³

D. Panoramas and Photographs

Ruger Panorama

The Ruger panorama, circa 1867, did not show the Worthen house. The house was either obscured by the Niles house in this view from the southeast, or the artist overlooked it.⁴⁴

Beck and Pauli Panorama

The Beck and Pauli panorama, circa 1872, showed a small, one-story house on Lot 3, Block 10. The house was rectangular in shape with a gable roof and had a north-south axis. A single-story addition was connected to the rear (east side) of the house. This attachment was covered with a shed roof. No outbuildings were pictured on the lot.⁴⁵

Augustus Koch Panorama

This circa 1872 view of Springfield from the southeast illustrated only the east elevation of the Worthen house. It depicted a one-story building with a recessed back porch at the rear. The roof line of the house was of saltbox design. A two-story building was pictured in the northeast corner of the lot. No vegetation was indicated.⁴⁶

NOTES

CHAPTER 3

1. Harvey and Clarke, Historic Grounds Report, 169.
2. Warranty Deed, February 4, 1837, Sangamon County Deed Book O, Sangamon County Courthouse, 475.
3. Warranty Deed, July 14, 1842, Sangamon County Deed Book T, Sangamon County Courthouse, 336.
4. Warranty Deed, June 3, 1857, Sangamon County Deed Book ZZ, Sangamon County Courthouse, 203.
5. Warranty Deed, May 30, 1856, Sangamon County Deed Book WW, Sangamon County Courthouse, 69.
6. Warranty Deed, November 6, 1859, Sangamon County Deed Book 7, Sangamon County Courthouse, 273.
7. Warranty Deed, February 3, 1863, Sangamon County Deed Book 14, Sangamon County Courthouse, 336.
8. Warranty Deed, May 14, 1868, Sangamon County Deed Book 34, Sangamon County Courthouse, 303.
9. Warranty Deed, March 19, 1900, Sangamon County Deed Book 109, Sangamon County Courthouse, 2.
10. Warranty Deed, January 1, 1904, Sangamon County Deed Book 11, Sangamon County Courthouse, 396.
11. Warranty Deed, June 21, 1905, Sangamon County Deed Book 127, Sangamon County Courthouse, 149.
12. Warranty Deed, April 18, 1941, Sangamon County Deed Book 299, Document Number 193771, Sangamon County Courthouse, 330.
13. Warranty Deed, October 9, 1945, Sangamon County Deed Book 325, Document Number 211243, Sangamon County Courthouse, 372.
14. Warranty Deed, October 9, 1945, Sangamon County Deed Book 323, Document Number 211250, Sangamon County Courthouse, 323.
15. Warranty Deed, December 3, 1946, Sangamon County Deed Book 355, Document Number 221711, Sangamon County Courthouse, 231.

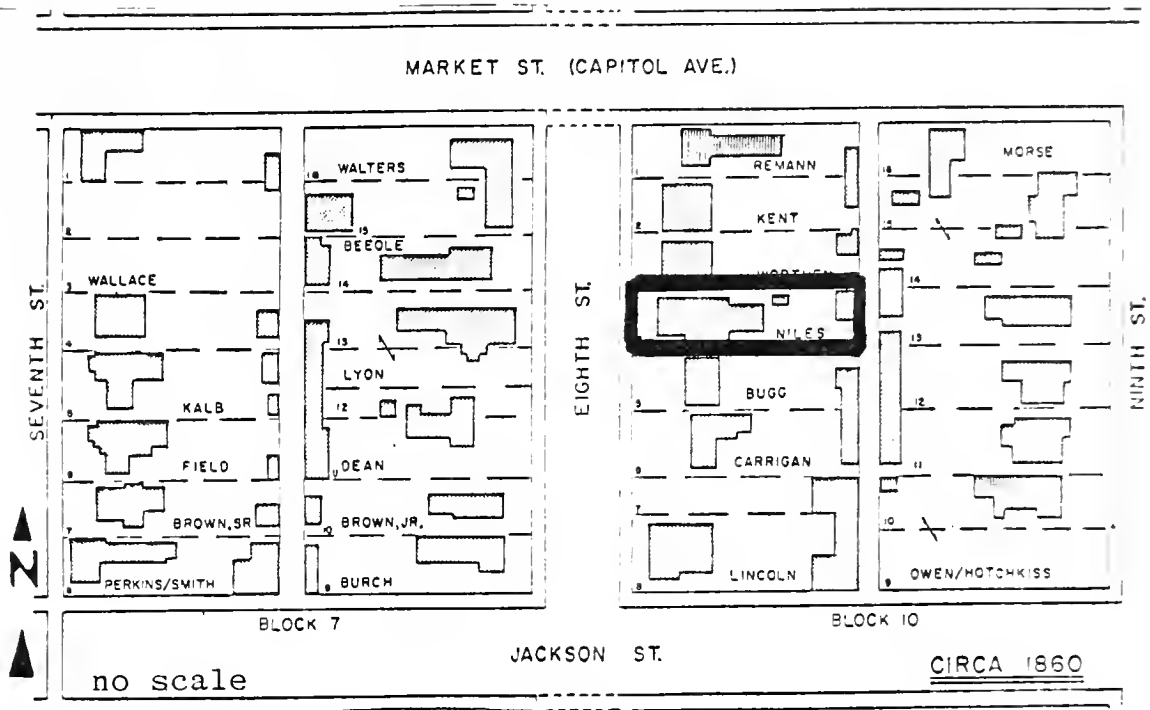
16. Warranty Deed, April 30, 1947, Sangamon County Deed Book 355, Document Number 221712, Sangamon County Courthouse, 233.
17. Warranty Deed, May 27, 1947, Sangamon County Deed Book 358, Document Number 222415, Sangamon County Courthouse, 37.
18. Warranty Deed, June 2, 1947, Sangamon County Deed Book 357, Document Number 222369, Sangamon County Courthouse, 392.
19. Warranty Deed, June 5, 1947, Sangamon County Deed Book 358, Document Number 225439, Sangamon County Courthouse, 36.
20. Warranty Deed, July 29, 1975, Sangamon County Deed Book 686, Document Number 371304, Sangamon County Courthouse, 122.
21. Quitclaim Deed, August 12, 1975, Sangamon County Deed Book 687, Document Number 372110, Sangamon County Courthouse, 230.
22. Illinois State Journal, 5 September 1849, p. 3, col. 1.
23. Springfield City Directory and Sangamon County Advertiser for 1855-56, 165.
24. Springfield City Directory for 1857-58, 87.
25. Illinois State Journal, 13 February 1858, p. 2, col. 2.
26. Illinois State Journal, 14 May 1858, p. 2, col. 1.
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37. Sanborn-Perris Map & Publishing Co, February 1890, Plate 9.
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39. Insurance Maps of Springfield, Illinois. Published by the Sanborn Map Co., 1917, Plate 158.
40. Insurance Maps of Springfield, Illinois, 1941, Plate 116.
41. Minimum Tariff of Rates, Adopted by the Board of Fire Underwriters, Springfield Illinois, April, 1866, 58.
42. Rules and Regulations and Tariff of Rates of the Springfield, Illinois, Local Board of Fire Underwriters, June, 1891, 116.
43. Rules and Regulations and Tariff of Rates of the Springfield, Illinois, Local Board of Fire Underwriters, October 1899, 145.
44. A. Ruger Panorama, circa 1867.
45. Beck and Pauli Panorama, circa 1872.
46. Augustus Koch Panorama, circa 1872.

CHAPTER 4

BLOCK 10, LOT 4

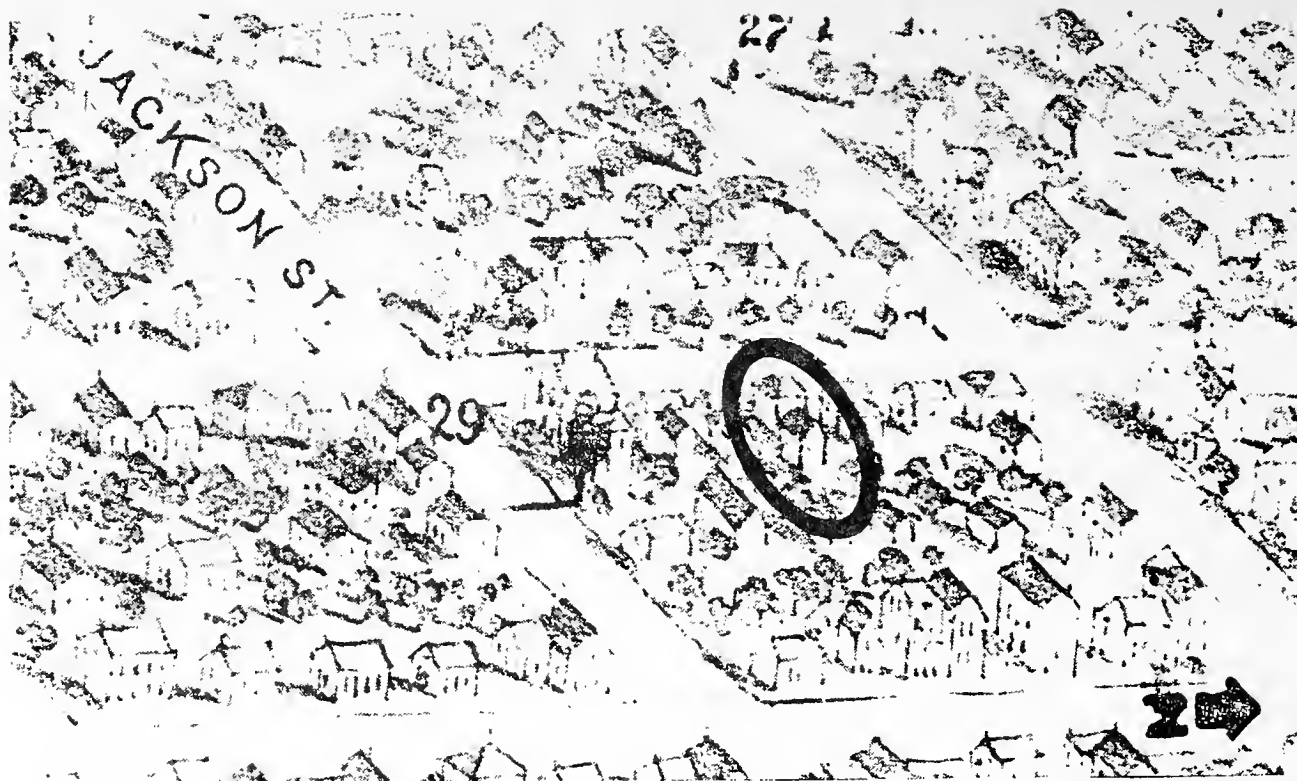
LOTUS N. NILES HOUSE



Land ownership, Elijah Iles' Addition to Springfield, ca. 1860.



Ruger, A., artist. Springfield, Illinois; Drawn from Nature by
A. Ruger. Chicago: n.p., 1867.



Beck and Pauli, artists. Map of Springfield. Milwaukee: A. C. Geiseler and Co., n.d.(circa 1872). Courtesy of Illinois State Historical Society, Springfield, Illinois.



Koch, Augustus, artist. Panorama. n.p., n.d, (circa 1872). Courtesy of Illinois State Historical Library, Springfield, Illinois.

CHAPTER 4
BLOCK 10, LOT 4
LOTUS N. NILES HOUSE

I. Historical Data

A. Recommendations

The Niles house stood at 39 South 8th Street on Lot 4, Block 10, of Elijah Iles' First Addition to the city of Springfield.* This house has been removed, and there are no buildings on the lot at the present time. The Niles lot will be identified for park visitors with a sign explaining the Niles house once stood on this lot. The 1982 Historic Grounds Report made recommendations for landscaping the lot.¹

B. Significance

Lotus N. Niles was a long-time resident of the Lincoln neighborhood. He purchased the property in 1858, and resided there until his death in 1895. His house stood in the middle of the block, three homes north of the Lincoln home.

C. Legal Description and Chain of Title

On February 2, 1837, Elijah and Melinda Iles sold Lots 3 and 4, Block 10, for \$354 to Howard Wiley.² Howard Wiley and his wife owned the two lots for five years. They sold the property to George Wood(s) for \$300 on July 14, 1842.³ George Wood(s) separated Lots 3 and 4 and sold Lot 4 to Daniel W. Witmer for \$150 in 1842.⁴ In 1853, D. W.⁵ Witmer and wife conveyed their Lot 4 to Benjamin Moore for \$1,100,⁶ and Benjamin Moore sold to James Stephenson for \$1,600 in 1856.⁶ James Stephenson held Lot 4 for 90 days, then sold it to Washington E. Moore for \$100 less than he paid for it.

Lotus N. Niles and his new wife, Adella, bought Lot 4 from W. E. Moore on February 18, 1858, for \$1,500.⁸ Lotus Niles, Sr., died in 1895. The estate remained intact, however. Niles' daughter, Mary Niles Winship, issued a Warranty Deed for \$1.00 to Lotus Niles, Jr.⁹ Lotus N. Niles, Jr., and wife sold Lot 4 to Anna G. Downey for "\$1.00

*The street address was changed to 414 South 8th Street in 1875.

and considerations."¹⁰ On the same day, November 7, 1904, Anna G. Downey issued a Quitclaim Deed to Bertha Niles for \$1.00.¹¹ Lot 4 passed briefly out of the Niles family and into the possession of George M. Brinkerhoff, Jr., on February 3, 1906.¹² On the same date, however, Brinkerhoff conveyed the property back to Lotus Niles, Jr., for \$1.00.¹³ Niles sold Lot 4 to Frederick W. Ishmael for \$7,000 in 1907.¹⁴ Ishmael held the property for two days, then turned it over to Louis Braverman for \$1.00.¹⁵ Louis Braverman sold Lot 4 for \$1.00 to Anna M. Griswald in 1915.¹⁶ Anna Griswald and her husband deeded the property over to their son, Herbert M. Griswald, for \$1.00.¹⁷ Herbert Griswald and wife sold Lot 4, Block 10, to Jacob E. Armstrong for \$1.00 on April 26, 1926.¹⁸ Eight months later Rillman W. Woodson bought Lot 4 from Jacob Armstrong and his wife for \$1.00.¹⁹ Rillman Woodson sold to Joseph Werner for \$1.00 on April 1, 1927.²⁰ Jerome Werner inherited Lot 4 from his father's estate. Werner sold Lot 4 to I. J. Fener for \$1.00 on December 30, 1948.²¹ On the same day, Fener executed a Warranty Deed to Jerome Werner for \$1.00.²² Carl J. Hacker bought Lot 4 from Jerome Werner and his wife for \$2.00 on December 21, 1953.²³ Carl Hacker, widower, sold Lot 4 in 1966 to Charles Hotz for \$2.00.²⁴ Charles Hotz sold his lot in Block 10 to Florence C. Fitzpatrick and her husband, James R., for \$2.00 on July 11, 1967.²⁵ The Fitzpatricks also owned Lot 3 of Block 10, bringing lots 3 and 4 under the same ownership once again. The Fitzpatricks planned to build a wax museum on this property, but they were forced to sell to the city of Springfield as a result of condemnation proceedings in 1975.²⁶ On August 12, 1975, the city of Springfield transferred title to the United States of America via a Quitclaim Deed.²⁷

D. People Associated with the Niles House

Daniel W. Whitmer

The first long-term owner of Lot 4 was Daniel W. Whitmer, who bought the lot from George Wood(s) in 1842. Whitmer owned it for eleven years, and the sale price indicates he had a house built on the lot between 1842 and 1853.* Little is known about Daniel Whitmer. The city directory published in 1855 listed "Whitmer Daniel W. carpenter, h[ouse on] Mason near 8th [Street]."²⁸ The 1857 city directory offered only the information that a D. W. Whitmer, carpenter, lived in a house on the north side of Washington Avenue between 7th and 8th Streets.²⁹

*Daniel Whitmer purchased this lot for \$150 in 1842. When he sold the lot in 1853 he received \$1,100 for it, indicating that he improved the property before the sale.

Benjamin Moore

Benjamin Moore owned and occupied the house at 39 South 8th Street for three years, 1853 to 1856. According to the 1855 city directory, Benjamin Moore was a city surveyor.³⁰ He sold his property in 1856 and disappeared from the Springfield city records after that date. The city directory for 1857-58 notes "Moore _____, h[ouse] es [east side] 8th, bt [between] Market & Jackson."³¹ However, this is undoubtedly Washington Moore, the person who purchased the lot from James Stephenson in 1856.

Lotus N. and Deborah A. Niles

Lotus N. Niles was born on May 21, 1819, in Plainfield, Ostego County, New York.³² When his family moved to Albany, New York, in 1828, Lotus was sent to an academy for his education. His obituary points out that, by the standards of the day, such an education was considered a luxury.³³ Niles migrated to southern Illinois in 1847, and his Springfield career began when he was hired to serve as chief clerk in State Auditor Thomas Campbell's office.³⁴ During the Civil War, he was the chief clerk in the Springfield district of the United States Collector's Office. He served every administration in the auditor's office until 1873.³⁵ However, the 1859 city directory makes this notation: "Niles, Lotus, general ticket agent, C.A. and St. Louis R.R., es [east side] 8th, bt [between] Market and Jackson."³⁶

Lotus N. Niles married at age 37. His wife was a Springfield resident named Adella D. Salisbury. Mrs. Salisbury was also born in New York State, but there is no information to indicate whether Lotus and Adella knew each other before moving to Springfield. Adella Salisbury was either widowed or divorced when she married Lotus Niles; in fact, it seems Lotus Niles was her third husband. A boy named George Tyler, identified as her son, lived in the Niles home.³⁸ Known at the time of her marriage to Lotus Niles as Adella D. Salisbury, she was later referred to as Deborah A. Niles. (Most likely the first and middle names were switched around).³⁹

The 1860 U. S. Census listed one other Tyler child in the Niles household. This child was Luto M. Tyler, age three months. Whoever this child was, she did not belong to Mrs. Niles. Adella had been married to Lotus Niles for three years by that time, and they had a one-year-old daughter, Mary E. Niles.* During the Civil War years, Mrs. Niles was mentioned many times in the Illinois State Journal in

*There is a possibility the census enumerator incorrectly recorded the child Lotus N. Niles, Jr. as Luto M. Tyler, confusing the sex as well as the name of the child.

connection with her membership in and contributions to organizations providing assistance to soldiers and their families. On January 6, 1862, she and several neighborhood women are listed as members of the "Ladies' Soldiers' Aid society." The purpose of this organization was "to assist the regular officers of the Government in proper measures for the health and comfort of the soldiers."⁴⁰ She was also a member of the Ladies' Loyal League of Springfield, the purpose of which was to provide aid to families suffering hardships as a result of the Civil War.⁴¹ Mrs. Niles also made donations to the Springfield Soldiers' Home.⁴²

By the time of his death in 1895, Lotus N. Niles had accumulated property in Springfield as well as in other parts of the state. He owned town lots in Cairo, Illinois, and a farm in Pulaski County, in the extreme southern tip of Illinois. It is possible Niles owned this property before he came to Springfield because he migrated from this area. Additionally, he owned two farms in Marion County, also in the southern part of the state.⁴³ Niles' obituary noted he was an associate of Abraham Lincoln, but did not elaborate on this relationship.⁴⁴ They were close neighbors for two years and were probably familiar with each other through state government. Niles was a member of the Masonic Lodge.⁴⁵ There is no indication of any political activity; however, the article suggested his job in the auditor's office was a patronage position: ". . .he did clerical work throughout the administration of every state auditor until two years ago when a change in the political complexion of the office brought about his retirement."⁴⁶ Adella Niles (or Deborah A. Niles, as she later called herself) was the sole beneficiary and executor of the estate.⁴⁷ When she died four years after her husband, her son Lotus N. Niles, Jr., was named executor. George Tyler was excluded from the will completely, owing to previous gifts and "other circumstances."⁴⁸

II. Architectural Data

A. Date and Cost of Construction

The builder of the house on Lot 4, Block 10 of Elijah Iles' First Addition to the town of Springfield and the cost of construction are unknown. However, a structure is indicated on this lot according to a map of the city of Springfield published in 1854.⁴⁹ As early as 1858, Lotus Niles and family were living in a large two-story frame house at 39 South 8th Street.⁵⁰

B. Changes to House and Outbuildings Detailed by the Sanborn Fire Insurance Maps

Sanborn Insurance Map of 1884

The Sanborn map of 1884 located the Niles home on Lot 4, Block 10, of Elijah Iles First Addition to the town of Springfield and identified it as 414 South 8th Street. The house, approximately 30 feet wide and 75 feet long, had a shingle roof. There was a bay on the south side and two porches filled in the areas on both the west and east sides of the bay. Two outbuildings were shown. The one in the northeast corner of the lot was a two-story barn. The second structure, located between the rear (east) face of the house and the barn was a small single-story building with a wood shingle roof.⁵¹

Sanborn-Perris Insurance Map of 1890

A comparison with the Sanborn map of 1884 indicated no changes were made to the structure in the intervening six years.⁵²

Sanborn-Perris Insurance Map of 1896

A comparison with the Sanborn map of 1890 indicated no changes were made to the structure from 1890 to 1896.⁵³

Sanborn Insurance Map of 1917

The original Niles home was removed in 1915, and it was replaced with a two-story brick apartment building. This building measured approximately 36 feet north to south and 70 feet east-west. The old barn which stood at the northeast corner of the lot, was rotated 90 degrees, reduced to a single story, and marked as an "old dwelling." It sat an estimated five feet west of the rear property line.⁵⁴

Sanborn Insurance Map of 1941

The "old dwelling" at the northeast corner was removed, and a four-stall brick automobile garage was installed at the rear of the lot at 414 South 8th Street.⁵⁵

C. Structural Data Revealed by Insurance Rates

The Minimum Tariff of Rates adopted by the Springfield Fire Underwriters in October 1866 listed a frame dwelling on Lot 4, Block 10.⁵⁶ The 1891 Rules and Regulations of the Springfield Fire

Underwriters listed a two-story wooden dwelling at 414 South 8th Street;⁵⁷ the Rules and Regulations of 1899 reiterated that information.⁵⁸

D. Panoramas and Photographs

Ruger Panorama

The Ruger panorama, circa 1867, illustrated the east and south elevations of the building on Lot 4. A square two-story building with a hip roof was pictured there. Directly behind the house was a separate two-story rectangular building with a gable roof which ran on an east-west axis. No vegetation was pictured in the yard.⁵⁹

Beck and Pauli Panorama

This panorama, drawn circa 1872, also depicted the east and south elevations of the house on Lot 4. The house was a large, two-story building, nearly square in shape with a hip roof and a two-story extension added to the rear half of the south side of the building. One rectangular outbuilding sat in the northeast corner of the lot near the alley. The outbuilding had a gable roof and ran on a north-south axis. One tree was indicated in front of the residence.⁶⁰

Augustus Koch Panorama

The Augustus Koch Panorama, circa 1872, pictured the north and east elevations of the building. The front portion of the house was a square two-story structure with a hipped roof. Attached to the rear (east) facade was a single-story ell with a gable roof. Attached to the east side of the one-story ell was a small, nearly square addition with a gable or saltbox roof. The second addition was a few feet shorter than the first addition. Also on the lot was a one-story rectangular outbuilding with a gable roof which sat at the rear of the lot on an east-west axis. There were no trees in this lot, according to the panorama.⁶¹

E. Structural Data Revealed by Inventory After Death of Lotus Niles, February 9, 1895

When Lotus Niles died at the age of 75, he left a will dated February 22, 1871. The will was filed in probate court February 14, 1895. Deborah Niles was named executrix and sole benefactor. The Sangamon County Court appointed George A. Sanders, Horace C. Irwin, and Henson Robinson as appraisers of the Niles estate. This report was extremely detailed. Because the appraisers went from room to room

recording what they saw, the report contains a good description of the layout of the Niles house as it stood in 1895. The interior of the house was divided into 12 rooms with a hallway and stair. Downstairs was a front parlor, back parlor, setting room, dining room, mother's room, kitchen, and pantry. Upstairs were five bedrooms.⁶²

NOTES

CHAPTER 4

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3. Warranty Deed, July 14, 1842, Sangamon County Deed Book T, Sangamon County Courthouse, 336.
4. Warranty Deed, September 7, 1842, Sangamon County Deed Book T, Sangamon County Courthouse, 426.
5. Warranty Deed, April 5, 1853, Sangamon County Deed Book KK, Sangamon County Courthouse., 586.
6. Warranty Deed, May 12, 1856, Sangamon County Deed Book VV, Sangamon County Courthouse, 580.
7. Warranty Deed, August 9, 1856, Sangamon County Deed Book 2, Sangamon County Courthouse, 416.
8. Warranty Deed, February 19, 1858, Sangamon County Deed Book 2, Sangamon County Courthouse, 416.
9. Warranty Deed, October 28, 1899, Sangamon County Deed Book 108, Sangamon County Courthouse, 102.
10. Warranty Deed, November 7, 1904, Sangamon County Deed Book 127, Sangamon County Courthouse, 20.
11. Quitclaim Deed, November 11, 1904, Sangamon County Deed Book 12, Sangamon County Courthouse, 229.
12. Warranty Deed, February 3, 1906, Sangamon County Deed Book 125, Sangamon County Courthouse, 130.
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14. Warranty Deed, November 12, 1907, Sangamon County Deed Book 134, Document Number 86518, Sangamon County Courthouse, 288.
15. Warranty Deed, November 14, 1907, Sangamon County Deed Book 137, Document Number 86528, Sangamon County Courthouse, 23.

16. Warranty Deed, January 13, 1915, Sangamon County Deed Book 157, Document Number 10866, Sangamon County Courthouse, 490.
17. Warranty Deed, September 20, 1916, Sangamon County Deed Book 169, Document Number 114102, Sangamon County Courthouse, 238.
18. Warranty Deed, April 26, 1926, Sangamon County Deed Book 424, Document Number 146815, Sangamon County Courthouse, 166.
19. Warranty Deed, December 29, 1926, Sangamon County Deed Book 227, Document Number 149314, Sangamon County Courthouse, 400.
20. Warranty Deed, April 1, 1927, Sangamon County Deed Book 228, Document Number 150126, Sangamon County Courthouse, 201.
21. Warranty Deed, December 30, 1948, Sangamon County Deed Book 387, Document Number 230883, Sangamon County Courthouse, 155.
22. Warranty Deed, December 30, 1948, Sangamon County Deed Book 387, Document Number 230844, Sangamon County Courthouse, 157.
23. Warranty Deed, December 21, 1958, Sangamon County Deed Book (Joint Tenancy), Document Number 25341, Sangamon County Courthouse.
24. Warranty Deed, February 3, 1966, Sangamon County Deed Book 609, Document Number 319189, Sangamon County Courthouse, 261.
25. Warranty Deed, July 11, 1967, Sangamon County Deed Book 610, Document Number 319983, Sangamon County Courthouse, 450.
26. Warranty Deed, July 29, 1975, Sangamon County Deed Book 686, Document Number 371304, Sangamon County Courthouse, 122.
27. Quitclaim Deed, August 12, 1975, Sangamon County Deed Book 687, Document Number 372110, Sangamon County Courthouse, 230.
28. Springfield City Directory and Sangamon County Advertiser for 1855-56, 165.
29. Springfield City Directory for 1857-1858, 87.
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31. Springfield City Directory, for 1857-'58, 69.
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33. Ibid.
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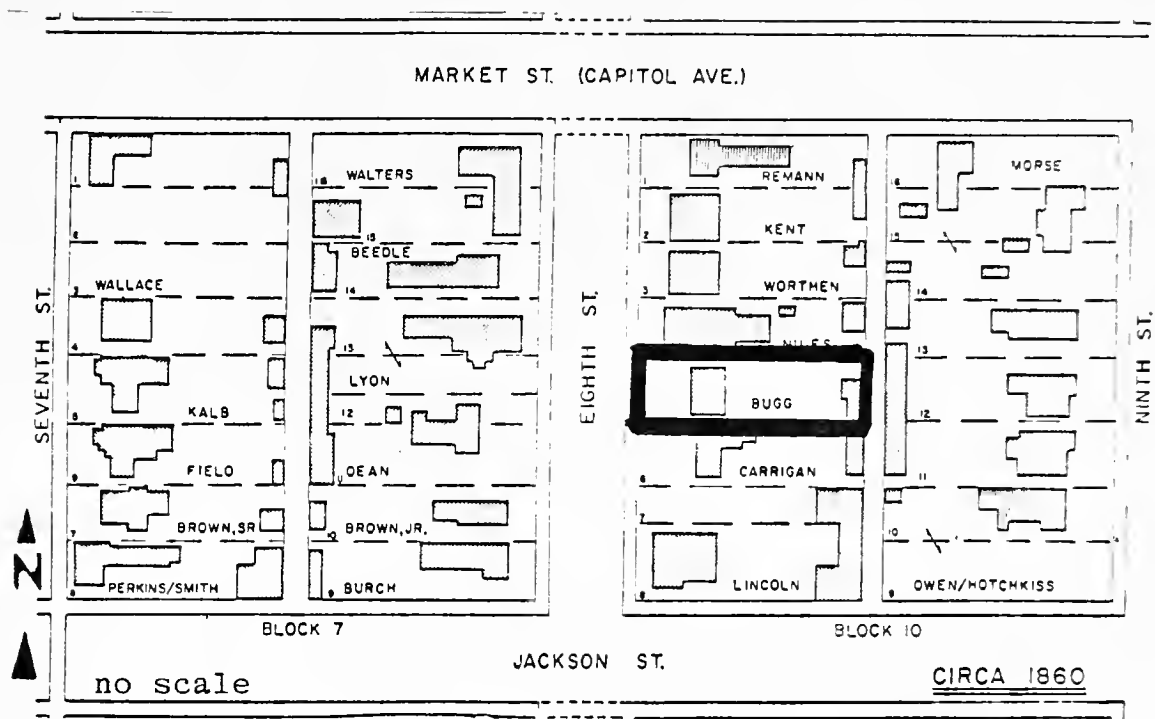
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39. Lotus N. Niles, Probated Estate, File 4837, Sangamon County Probate Clerk, Sangamon County Courthouse.
40. Illinois State Journal, 6 January 1862, p. 2, col. 2.
41. Illinois State Journal, 9 July 1864, p. 2, col. 2.
42. Illinois State Journal, 18 April 1865, p. 3, col. 4.
43. Lotus N. Niles, Will Inventory, County Clerk's Office, Document Number 4737, microfilm, Sangamon County Courthouse, 432.
44. Illinois State Journal, 2 February 1895, 5.
45. Ibid.
46. Ibid.
47. Deborah A. Niles, Probated Estate, County Clerk's Office, Microfilm Number 5467, Sangamon County Courthouse, 462.
48. Ibid.
49. City of Springfield, Sangamon County, Ills., 1854.
50. City of Springfield, Sangamon County, Ills., 1858.
51. Springfield, Illinois. Sanborn Map & Publishing Co., February 1884, Plate 11.
52. Sanborn-Perris Map & Publishing Co., February 1890, Plate 9.
53. Insurance Maps of Springfield, Illinois, 1896, Plate 15.
54. Insurance Maps of Springfield, Illinois, 1917, Plate 158.
55. Insurance Maps of Springfield, Illinois, 1941, Plate 116.

56. Minimum Tariff of Rates Adopted by the Board of Fire Underwriters, Springfield, Illinois, October 1866, 58.
57. Rules and Regulations and Tariff of Rates of the Springfield, Illinois, Local Board of Fire Underwriters, June 1891, 116.
58. Rules and Regulations and Tariff of Rates of the Springfield, Illinois, Local Board of Fire Underwriters, April 1899, 145.
59. A. Ruger Panorama, circa 1867.
60. Beck and Pauli Panorama, circa 1872.
61. Augustus Koch Panorama, circa 1872.
62. Lotus N. Niles, Will Inventory, February 14, 1895, County Clerk's Office, Sangamon County Courthouse

CHAPTER 5

BLOCK 10, LOT 5

EDWARD BUGG HOUSE



Land ownership, Elijah Iles' Addition to Springfield, ca. 1860.



Ruger, A., artist. Springfield, Illinois; Drawn from Nature by
A. Ruger. Chicago: n.p., 1867.



Beck and Pauli, artists. Map of Springfield. Milwaukee: A. C. Geiseler and Co., n.d.(circa 1872). Courtesy of Illinois State Historical Society, Springfield, Illinois.



Koch, Augustus, artist. Panorama. n.p., n.d, (circa 1872). Courtesy of Illinois State Historical Library, Springfield, Illinois.

CHAPTER 5
BLOCK 10, LOT 5
EDWARD BUGG HOUSE

I. Historical Data

A. Recommendations

The Edward Bugg home was located at 41 South 8th Street on Lot 5, Block 10, Elijah Iles' First Addition to the city of Springfield.* Currently, there are no buildings standing on this lot. A sign will identify this lot for park visitors, and the lot will be landscaped in an appropriate fashion.¹

B. Significance

The house on Lot 5, Block 10 was two houses north of the Lincoln home. It therefore formed an integral part of the neighborhood. One of the objectives in creating the National Historic Site was the preservation of a neighborhood setting.

The house at 416 South 8th Street was built while George Wise owned the property, circa 1853. In 1856, Edward Bugg purchased the residence which served as his family home for the next twenty years.

C. Legal Description and Chain of Title

In 1837, Elijah and Malinda Iles sold Lots 5 through 8, Block 10, to Dr. Gersham Jayne for \$1,500.² Jesse B. Thomas bought Lot 5 from Gersham Jayne and his wife in July 1836 for \$750. This was a high price considering four lots were purchased for \$1,500 just two years earlier.³ Jesse Thomas sold the lot to John Way for \$300 on October 8, 1839.⁴ Five months after he purchased Lot 5, John Way sold it to George Wise for \$250.⁶ Elijah and Melinda Iles issued a Quitclaim Deed in favor of Gersham Jayne for Lots 5 to 8, Block 10, on August 10, 1853. The deed was issued for the original amount of \$1,500 and was drawn up for the purpose of clearing some title deficiencies such as dower rights.⁶

*In 1875, this house number changed to 416 South 8th Street.

George Wise owned the property for sixteen years, then sold it to Edward Bugg on March 19, 1856, for \$1,400.⁷ Edward Bugg sold his house, improvements, and lot for \$1,300 to Harry Stange in 1877.⁸ Eleven years later, Harry Stange and his wife conveyed the property to Jeremiah Sexton for \$1.00.⁹

In 1905, Jeremiah Sexton sold Lot 5 to Kate Morrison Elshoff and her husband, Anton, for \$3,000.¹⁰ Anton Elshoff died on July 27, 1939, and Katie Elshoff died on May 7, 1947. The executor of the estate sold Lot 5 to Thomas Casson for \$18,000.¹¹ Thomas Cason and his wife next sold the property to Ralph Newman, et al., doing business as "Lincoln's New Salem Enterprise, Inc."¹² Apparently to clarify some confusion over the title, Maud Casson (widow) executed a Quitclaim Deed in favor of the Illinois National Bank on January 11, 1965.¹⁴ Lincoln's New Salem Enterprises sold their holdings on 8th Street to another entrepreneur, Hugh J. Garvey Enterprises, Inc., in October 1966.¹⁴

Upon authorization of Lincoln Home National Historic Site, the city of Springfield filed condemnation proceedings in the Circuit Court of Sangamon County, naming Garvey Enterprises, Inc., and the Illinois National Bank for the Maud Cason Trust as defendants. The city obtained a judgment allowing purchase of the property for \$110,000.¹⁵ The city purchased the property, then presented Lot 5 to the United States of America by way of a Quitclaim Deed.¹⁶

D. People Associated with the Edward Bugg House

George Wise

According to the 1855 Springfield city directory, George Wise was a bricklayer who lived in a house on First North End.¹⁷ He owned Lot 5, Block 7, but apparently did not live in the house he had constructed there. Instead, he rented the property out.¹⁸

Edward and Nancy Bugg

Edward Bugg was born in England in 1812. His wife, Nancy Walker Bugg, was born in Virginia and was the sister of Springfield real estate agent Hiram Walker.¹⁹ According to census information, Edward and Nancy Bugg had only one child, Henry Hampton Bugg.²⁰

Edward Bugg was listed as a teamster in the censuses of 1850 and 1860 and in city directories for the period.²¹ However, in 1850 the Illinois State Journal announced that Bugg was entering into a coal dealership as well.²²

Edward Bugg retired from the coal business in 1877.²³ He and Nancy sold their 8th Street residence in the same year and went to live with their son's family at 408 Douglas Avenue. Henry married Helen Broder on October 31, 1866, and they had one child, a son whom they named Edward after his grandfather.²⁴

Edward and Nancy Bugg lived with their son and his family until their deaths in 1881 and 1885, respectively.²⁵ It appears that Edward's coal business provided a comfortable living for the family. When Nancy Bugg's will was probated in 1885, her estate totalled approximately \$50,000.²⁶ Her son and grandson inherited the estate.

II. Architectural Data

A. Date and Cost of Construction

The house on Lot 5, Block 10, Elijah Iles Addition to the town of Springfield was constructed sometime between 1840 and 1853. Information concerning the builder and the cost of construction is sketchy. George Wise probably constructed the house himself since he was a bricklayer, and the house stone or brick.

An elongated structure of brick or stone was indicated on the 1854 map of Springfield. A separate building was located at the immediate rear of the house, and another building sat in the northeast corner of the lot.²⁷

B. Changes to House and Outbuildings Detailed by the Sanborn Fire Insurance Maps

Sanborn Map of 1884

The Sanborn map located the Bugg house on Lot 5, Block 10, and identified it as 416 South 8th Street. The structure was an elongated L-shaped, 1-story building of brick or stone construction. Marking symbols suggest the exterior walls on the north and south of the front section were considered twelve-inch fire walls.

A porch followed the angle of the inner ell-angle and followed the south wall. Two buildings were situated along the eastern boundary line with the alley. The south building was one story tall; the northern structure is two stories.²⁸

Sanborn-Perris Insurance Map of 1890

No major changes or alterations were made from 1884 to 1890.²⁹

Sanborn-Perris Insurance Map of 1896

The front portion of the house increased in size, and the height of the structure was raised from one story to one-and-one-half stories. The barn at the rear of the lot was reduced from two stories to one-and-one-half.³⁰

Sanborn Insurance Map of 1917

The original Edward Bugg home was gone. It was removed between 1896 and 1917, and was replaced with a two-story duplex. This structure has a series of five one- and two-story additions to the rear (east). The one-and-one-half-story barn was moved to the northeast corner of the lot.³¹

Sanborn Insurance Map of 1941

The structure did not change between 1917 and 1941. In the back yard, an additional structure was erected near the south boundary. This building and the one-and-one-half story building were labeled "A" for auto storage.³²

Sanborn Insurance Map of 1952

No structural changes occurred between 1941 and 1952.³³

C. Structural Data Revealed by Insurance Rates

In October of 1866, the Minimum Tariff of Rates adopted by the Springfield Fire Underwriters listed a "C-ordinary brick or stone building, with shingle or composition roof," on Lot 5, Block 10, Elijah Iles Addition to the town of Springfield.³⁴ In 1879, 416 South 8th Street was a one-and-one-half-story brick structure occupied by the Stange family.³⁵ The 1891 list indicated a single-story brick structure at this address. The structure was used as a dwelling.³⁶ This information was repeated in 1899.³⁷

D. Panoramas and Photographs

Ruger Panorama

This circa 1867 illustration pictured only the roof of the Bugg house clearly. The house appeared to be a one-story rectangular building set on a north-south axis. It had a gable roof and either a rectangular ell or a separate support building extended in an east-west direction from the rear of the house. This ell or separate building also had a gable roof. There was possibly a tree at the back of the lot.³⁸

Beck and Pauli Panorama

This circa 1872 drawing depicted the south and east elevations of the Bugg house. The structure was a small one-story building with a gable roof. It was rectangular in shape and ran on a north-south axis. Two windows were indicated in the south wall of the house, and one tree grew in front of the house. No outbuildings were included in the drawing.³⁹

Augustus Koch Panorama

This view from the northeast indicated a one-story structure with two chimneys in both the north and south ends of the structure. A single-story extension was indicated on the east facade. No supporting structures were evident. This circa 1872 panorama indicated no vegetation in the yard.⁴⁰

NOTES

CHAPTER 5

1. Harvey and Clarke, Historic Grounds Report, 169.
2. Warranty Deed, May 2, 1837, Sangamon County Deed Book O, Sangamon County Courthouse, 282.
3. Warranty Deed, July 23, 1839, Sangamon County Deed Book O, Sangamon County Courthouse, 544.
4. Deed, October 8, 1839, Sangamon County Deed Book O, Sangamon County Courthouse, 687.
5. Warranty Deed, March 10, 1840, Sangamon County Deed Book U, Sangamon County Courthouse, 378.
6. Quitclaim Deed, August 10, 1853, Sangamon County Deed Book OO, Sangamon County Courthouse, 366.
7. Warranty Deed, March 19, 1856, Sangamon County Deed Book VV, Sangamon County Courthouse, 199.
8. Warranty Deed, January 23, 1877, Sangamon County Deed Book 59, Sangamon County Courthouse, 137.
9. Warranty Deed, April 27, 1888, Sangamon County Deed Book 83, Sangamon County Courthouse, 154.
10. Warranty Deed, May 10, 1905, Sangamon County Deed Book 128, Sangamon County Courthouse, 154.
11. Warranty Deed, February 2, 1848, Sangamon County Deed Book 371, Document Number 226149, Sangamon County Courthouse, 371.
12. Warranty Deed, February 24, 1960, Sangamon County Deed Book, Document Number 282983, Sangamon County Courthouse.
13. Quitclaim Deed, January 11, 1965, Sangamon County Deed Book, Document Number 306657, Sangamon County Courthouse.
14. Warranty Deed, October 31, 1966, Sangamon County Deed Book, Document Number 316828., Sangamon County Courthouse, 832.
15. Judgment Order, May 3, 1976, Sangamon Circuit Clerk's Office, General Division, file 418-71, Sangamon County Courthouse.

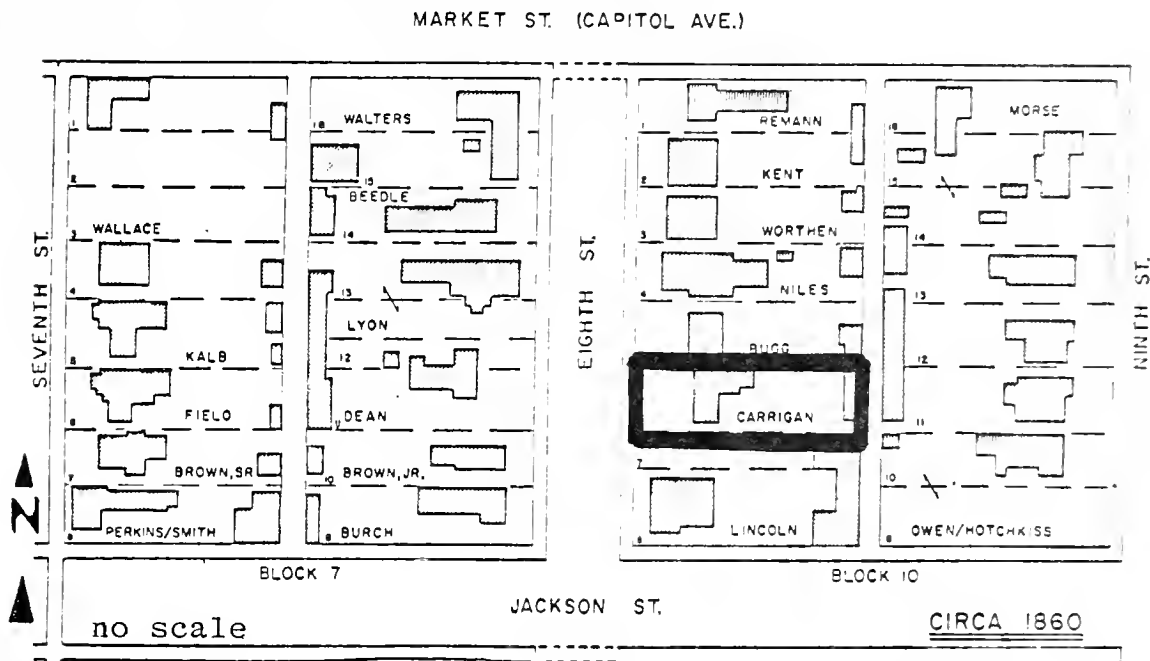
16. Quitclaim Deed, October 20, 1976, Sangamon County Deed Book 701, Document Number 382537, Sangamon County Courthouse, 833.
17. Springfield City Directory and Sangamon County Advertiser for 1855-1856, 165.
18. Ibid.
19. Illinois State Journal, 1 November 1885, p. 8, col. 1.
20. "U.S. Census, 1850;" "U.S. Census, 1860."
21. "U.S. Census, 1850;" "U.S. Census, 1860;" Springfield City Directory, and Sangamon County Advertiser for 1855-1856, 165; Springfield City Directory for 1857-'58, 39; Buck and Kreigh's City Directory for the Year 1859, 31.
22. Illinois State Journal, 30 October 1850, p. 3, col. 1.
23. Directory of the City of Springfield for 1879-80 (Springfield: Springfield City Directory Company, 1879).
24. Marriage Record, County Clerk's Office, Sangamon County Courthouse.
25. Illinois State Journal, 12 August 1881, p. 3, col. 1; and 31 October 1885, p. 4, col. 3.
26. Nancy Bugg, Will, Probate Record, Sangamon County Courthouse.
27. City of Springfield, Sangamon County, Ills., 1854.
28. Springfield, Illinois. Sanborn Map & Publishing Co., February 1884, Plate 11.
29. Sanborn-Perris Map and Publishing Co., February 1890, 1890, Plate 9.
30. Insurance Maps of Springfield, Illinois, 1896, Plate 15.
31. Insurance Maps of Springfield, Illinois. Published by the Sanborn Map Co., 1917, Plate 158.
32. Insurance Maps of Springfield, Illinois, 1941, Plate 116.
33. Insurance Maps of Springfield, Illinois, 1952, Plate 159.

34. Minimum Tariff of Rates, Adopted by the Board of Fire Underwriters, Springfield, Illinois, October, 1866, 58.
35. Minimum Tariff of Rates Adopted by the Underwriters' Union of Springfield, Illinois, December 1st, 1879, 187.
36. Rules and Regulations and Tariff of Rates of the Springfield, Illinois, Local Board of Fire Underwriters, June, 1891, 116.
37. Rules and Regulations and Tariff of Rates of the Springfield, Illinois, Local Board of Fire Underwriters, April, 1899, 145.
38. A. Ruger Panorama, circa 1867.
39. Beck and Pauli Panorama, circa 1872.
40. Augustus Koch Panorama, circa 1872.

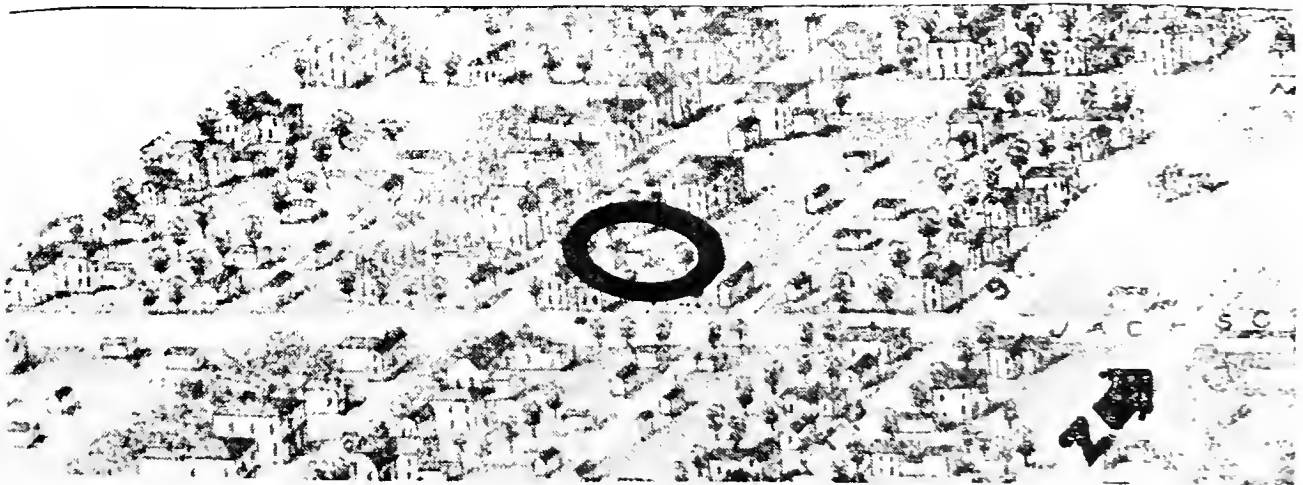
CHAPTER 6

BLOCK 10, LOT 6

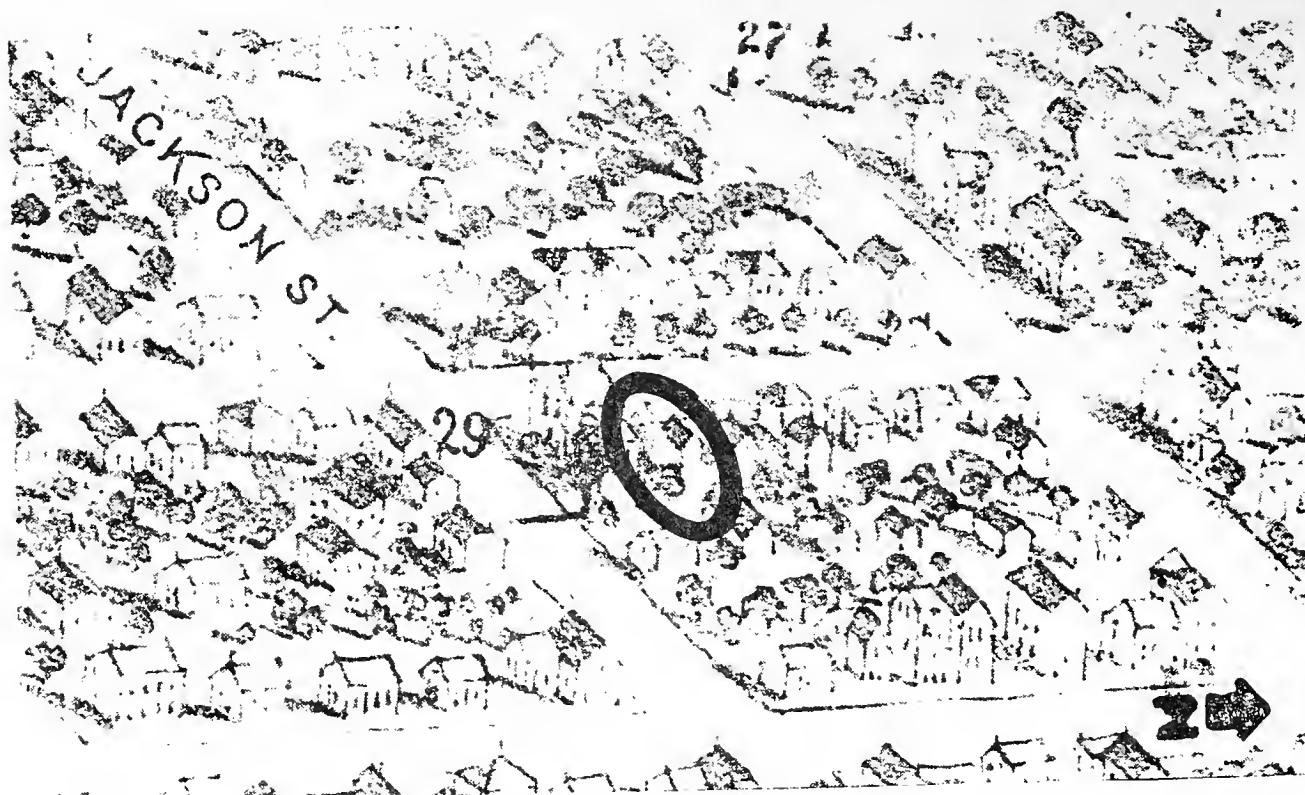
HENRY CARRIGAN HOUSE



Land ownership, Elijah Iles' Addition to Springfield, ca. 1860.



Ruger, A., artist. Springfield, Illinois; Drawn from Nature by
A. Ruger. Chicago: n.p., 1867.



Beck and Pauli, artists. Map of Springfield. Milwaukee: A. C. Geiseler and Co., n.d.(circa 1872). Courtesy of Illinois State Historical Society, Springfield, Illinois.



Koch, Augustus, artist. Panorama. n.p., n.d, (circa 1872). Courtesy of Illinois State Historical Library, Springfield, Illinois.

CHAPTER 6

BLOCK 10, LOT 6

HENRY CARRIGAN HOUSE

I. Historical Data

A. Recommendations

The Carrigan house at 43 South 8th Street stood next door to the Lincoln home.* The Carrigan house was razed sometime prior to 1960. The Women's Relief Corps donated the Corneau house to the Junior League in 1962, on the condition they relocate it to lots 6 and 7 of block 7. (The Corneau house formerly sat on Lot 16 of Block 6.) The Junior League donated the structure to the State of Illinois after moving it to its present location.

In the summer of 1962, the State Division of Parks and Memorials repaired the exterior. The Division installed new windows and painted the exterior, and repaired the roof with wooden shingles. Shutters, gutters, spouts, cast iron railings on the porch and the wooden walks were repaired, also. The interior renovation included adapting one room as the Headquarters for the International Visitors Council and three rooms were opened for visitor contact. The rooms were repainted or repapered and period light fixtures were installed. The building was rewired and a new furnace and carpeting were added.**

The National Park Service did not change the structure when it gained title to the Corneau house. The building was used as an information center until the completion of the park's visitor center in 1976-77. It then remained vacant until leased in December of 1985. The Junior League renovated the interior in early 1986. A state grant helped complete work on the roof. In 1984, the porch brick foundation was replaced and the south porch rebuilt. In 1985, the exterior of the house was painted, gutters stabilized, and attic vents and air vents under the porch were added. On April 30, 1986, the new fire detection system was completed.

* In 1875, this house number changed to 422 South 8th Street.

**Much of the pre-NPS information on the Corneau house is paraphrased from See Edwin C. Bearss, Historic Resource Study and Historic Structure Report, Historical Data, Blocks 6 and 11, Lincoln Home National Historic Site, Illinois (Denver: National Park Service, 1977).

The 1970 Master Plan recommends that the Corneau house be moved back to the southwest corner of 8th and Jackson Streets and that the Carrigan house be reconstructed to provide historic and scenic balance to the area immediately surrounding the Lincoln home.¹

B. Significance

The house on Lot 6 and the north three-quarters of Lot 7, Block 10, of Elijah Iles' First Addition to the city of Springfield was built by Francis Webster, Jr., for Luther M. Kennett of St. Louis, Missouri.* It was rental property for Kennett and his heirs for the next 40 years.

Sources do not yield much information on the people who lived in this house during Lincoln's sixteen years in the neighborhood. Because this house was next door to the Lincoln home, it is advisable to determine its appearance and to know about the inhabitants in order to recreate the environment.

C. Legal Description and Chain of Title

Elijah and Malinda Iles sold Lots 5 to 8 in Block 10 to Gersham Jayne for \$1,500 on May 2, 1837.² Gersham Jayne sold Lots 6 and 7 to Francis Webster, Jr., for \$500 on July 3, 1839.³ After one month, Francis Webster, Jr., and his wife issued a trust deed to Luther M. Kennett for \$2,650 on Lot 6 and the north three-fourths of Lot 7, Block 10.⁴ Three years later, the Websters issued another Trust Deed to L. M. Kennett for \$2,250.⁵ To consolidate ownership, Agnes Kennett issued a Quitclaim Deed to Luther M. Kennett for \$1.00 and other considerations on April 6, 1879.⁶ Luther Kennett conveyed Lot 6 and the north three-quarters of Lot 7, Block 10, to Lewis Converse for \$10.⁷

On May 5, 1879, Lewis H. Converse and his wife conveyed the same Lot 6 and the north three-fourths of Lot 7, Block 10, to Lizzie G. Kidd for the sum of \$1,000.⁸ Lizzie Kidd sold to Almira Irwin on March 7, 1900, for \$5,000.⁹

*Francis Webster, Jr., purchased these two lots in July of 1839 for \$500. One month later he sold these lots to Luther M. Kennett for \$2,650, which indicates he either constructed a house on the property in little over a month or he contracted to do so. Three years later he issued another deed to Kennett for \$400 less than the original deed, which implies their business was not finished until some time after the original deed was signed.

In May 1923, Almira C. Irwin, widow of Israel A. Irwin, sold her home to the State of Illinois for \$15,000 after a well-publicized disagreement with the state Director of the Division of Parks and Memorials.¹⁰ The state conveyed its interest in Lot 6 and the north three-quarters of Lot 7, Block 10, to the United States of America via a Quitclaim Deed on October 10, 1972.¹¹

D. People Associated with the Carrigan House

Thomas Alsop

Thomas Alsop is the first person identified as a tenant in the house at 43 South 8th Street. He was the proprietor of the City Mill. The first city directory located his residence on 8th Street near Jackson. According to subsequent city directories, he continued to live on 8th Street through 1859.¹² The 1860 city directory made this notation: "Alsop Mrs. Jane, millinery store, ss. [south side] [of] Adams [Street] b [between] 6th and 7th," and "Alsop Thos. watches, jewelry, &c., ss [south side] Adams b [between] 6th and 7th."¹³

Henry and Susan Carrigan

Henry and Susan Carrigan were both born in Ireland in 1810, but they migrated to the United States sometime between 1837 and 1840.* They moved to Springfield in 1840, and lived there for the rest of their lives. Henry and Susan Carrigan were hotel keepers. In 1842, this advertisement appeared in the Illinois State Journal:

NEW HOTEL--The subscriber has completed his house, and is now ready to accomodate the traveling public. He will also take several boarders. His table will be furnished with every variety the market affords.

--Springfield, Nov. 25, 1842. Henry Carrigan.¹⁴

On January 2, 1851, this advertisement appeared in the Journal: "CARRIGAN'S HOTEL, one block east of the State House. Private rooms for stage passengers. Private fare 75 c. [cents] Meals 25. Good stable and wagon yard."¹⁵ By 1855, Harry Carrigan is listed as proprietor of Planter's Hotel. However, the address is similar to that given for Carrigan's Hotel. Most likely, Carrigan simply changed the name of his establishment.¹⁶

*The oldest son, Hugh, was born in Ireland in 1837; so, they did not migrate before that date.

After 1855, the Carrigan family experienced some serious financial reversals. The city directory of 1857-58 listed Henry Carrigan as a trader boarding at Brown's Hotel.¹⁷ The 1859 directory stated Carrigan lived on the east side of 7th Street between Jackson and Edwards, but did not list an occupation for him.¹⁸ On June 18, 1859, Henry Carrigan and his wife Susan were identified as defendants in a chancery suit. The grounds of the complaint were not stated, but chancery frequently involved cases of unpaid mortgages. The Carrigans apparently had lost the family business.

Henry Carrigan was also active in Springfield politics, but unlike most of his neighbors, he was a Democrat. On March 14, 1859, the Illinois State Journal reported on Carrigan's candidacy for city marshal.¹⁹ Newspapers of the day often blatantly served as the mouthpiece of a particular political party. In this article in the Republican-leaning Journal, the writer took the opportunity to stir the anti-Irish, as well as anti-Democratic, prejudices of the readership:

Throughout we see the footprints of the "clique," though it is clear that in their anxiety to cater to the Irish, they overdid the thing. It was not intended, in the first place, to have so many of them on the ticket. The difficulty was, of how to reconcile the Carrigan and Kavanaugh factions; and in trying to patch up a compromise they adopted them both.²⁰

Carrigan was elected an officer of a meeting concerned with raising volunteers to fight for the Union cause in 1862.²¹

However, Carrigan's name also appeared in print under less dignified circumstances. On November 18, 1863, he was arrested on a charge of assault, and two days later he was arrested for disorderly conduct.^{22*}

Only the 1860-61 city directory listed Henry Carrigan as a resident of 43 South 8th Street.²³ The U.S. Census of 1860 identified Henry Carrigan as being 50 years old, without an occupation, but owning \$30,000 in real estate and \$300 in personal property.²⁴ There is no information on how a man, apparently bankrupt the year before, managed to acquire \$30,000-worth of real estate. However, this turn of fortune put Henry Carrigan back in the hotel business. By 1863,

*The nature of Henry Carrigan's difficulties with the law is unknown. However, the victim of his assault was one "Dr. Moran." Henry's son, Hugh Carrigan, worked for a time at the Moran livery stable, and the incident might have been connected.

Henry Carrigan moved out of the Lincoln neighborhood and was listed in the 1863, 1864, and 1866 Springfield city directories as the proprietor of the Carrigan House.²⁵

Henry Carrigan died in 1868, and his wife managed the hotel for a short time after his death.²⁶ The Carrigan House either went out of business or changed hands soon afterwards because it was no longer listed under "Hotels" in the 1869-70 city directory, nor was Mrs. Carrigan listed as the proprietress of a hotel.²⁷

II. Architectural Data

A. Date and Cost of Construction

No information has been found which reveals the name of the builder or the cost of construction of the building on Lot 6 and the north three-fourths of Lot 7, Block 10, Elijah Iles Addition to the town of Springfield.

The earliest map of Springfield, dated 1854, showed an L-shaped building. The base of the ell ran parallel with 8th Street and the stem of the ell ran parallel to the north boundary of Lot 6. There were three outbuildings behind the house.²⁸

B. Changes to House and Outbuildings Detailed by the Sanborn Fire Insurance Maps

Sanborn Insurance Map of 1884

This was a two-story frame structure with a two-story ell projecting from the south side of the building. Behind this ell was a one-story addition. A rectangular shed, approximately 35 feet long and 12 feet wide, occupied a space along the eastern (alley) lot line.²⁹

Sanborn-Perris Insurance Map of 1890

In the ensuing six years, the only changes to the property were the addition of a two-story outbuilding and a one-story outbuilding on the north thirty feet of Lot 7.³⁰

Sanborn-Perris Insurance Map of 1896

A small area, immediately in the angle of the ell, was raised to the two-story level. It was covered with metal roofing. The

two-story structure at the rear of the building was now one-and-one-half stories and identified as a stable.³¹

Sanborn Insurance Map, 1917

The front porch was enlarged. The small building in the southeast corner of the north thirty feet of Lot 7 was moved thirty feet forward. This building was probably a pit-type privy. The shed attached to the north face of the stable was enlarged in the form of an ell.³²

Sanborn Insurance Map, 1941

The building was removed in 1924.³³

C. Temporary Relocation of the Charles Corneau House

The Corneau house was moved to Lot 6 and the north three-fourths of Lot 7, Block 10, from the rear of Lot 16, Block 6, in 1962.³⁴

D. Structural Data Revealed by Insurance Rates

The Minimum Tariff of Rates adopted by the Springfield Fire Underwriters in 1866 listed a wooden dwelling on Lot 6, Block 10.³⁵ In December 1879, the Minimum Tariff of Rates listed a two-story dwelling of frame construction at 422 South 8th Street occupied by "Kidd."³⁶ The 1891 and 1899 Rules and Regulations listed a similar structure at 422 South 8th Street.³⁷

E. Panoramas and Photographs

Photographs and Illustrations

One of the earliest photographs of the Carrigan house was taken by J. A. Whipple in 1860. (See Photo #1, Appendix B.) The picture detailed a portion of the south and west elevations of the building. The photograph showed a one-story house with chimneys on the north and south ends and a gable roof. It appeared that an addition was attached to the rear (east elevation) of the house. This addition was rectangular in shape and extended lengthwise in an east-west direction. The roof of this addition had at least one dormer window in it.³⁸

A photograph of the Lincoln home taken during the Republican rally in the summer of 1860 showed some detail of the Carrigan barn.

(See Photo #2, Appendix B.) This outbuilding was one story tall and had a gable roof. In the photograph the barn looked as though it was constructed of unpainted wood, and it appeared dilapidated.³⁹

An engraving of Lincoln's home taken from Holland's Life of Abraham Lincoln, illustrated the entire west elevation of the Carrigan house. (See Photo #3, Appendix B.) It was a one-story residence with a gable roof and an ell extending from the rear in an east-west direction. The picture showed a center door in the front facade with two windows on each side of the door. The artist also included two young trees growing along the lot line next to the Lincoln property.⁴⁰

A May 4, 1865, photograph of the Lincoln home draped for the President's funeral revealed only a portion of the south elevation of the Carrigan house. (See photo #5, Appendix B.) A small addition was attached to the rear (east elevation) of the house on the south end. There was a shuttered window in the wall of the addition, which had a shed roof. Also attached to the rear of the house was an ell extended out from the center of the house along an east-west axis. This addition appeared to have a gable roof with at least one dormer in it. One window was also pictured in the south wall of the addition.⁴¹

Another photograph of the Lincoln home (circa 1868) showed the south elevation of the Carrigan house from approximately the same angle. (See Photo #5, Appendix B.) However, this picture detailed two dormers in the roof of the ell.⁴²

Ruger Panorama

The Ruger panorama, circa 1867, pictured the Carrigan house as a one-story rectangular structure. The length of the house ran in a north-south direction. The house had a gable roof with chimneys on both the north and south ends. A single-story addition extended from the center of the rear of the house. This addition also had a gable roof. No support buildings were illustrated.⁴³

Beck and Pauli Panorama

Beck and Pauli pictured the Carrigan house as a one-story, rectangular building with a saltbox roof (circa 1872). In contrast to the Ruger panorama, however, the structure at the rear of the house was separate, not attached. The panorama indicated no other buildings, but it showed small trees in the front and back yards.⁴⁴

Augustus Koch Panorama

This circa 1872 view was from the northeast and showed a one-story L-shaped building with at least one window in the north wall. No vegetation or outbuildings were pictured.⁴⁵

NOTES

CHAPTER 6

1. Master Plan, Proposed Lincoln Home National Historic Site - Illinois, U. S. Department of the Interior, National Park Service, 1970, 31.
2. Warranty Deed, May 2, 1837, Sangamon County Deed Book O, Sangamon County Courthouse, 282.
3. Warranty Deed, July 3, 1839, Sangamon County Deed Book O, Sangamon County Courthouse, 524.
4. Trust Deed, August 20, 1839, Sangamon County Deed Book O, Sangamon County Courthouse, 571.
5. Trust Deed, June 20, 1842, Sangamon County Deed Book T, Sangamon County Courthouse, 256.
6. Quitclaim Deed, April 6, 1879, Sangamon County Deed Book 62, Sangamon County Courthouse, 553.
7. Quitclaim Deed, May 6, 1879, Sangamon County Deed Book 62, Sangamon County Courthouse, 553.
8. Quitclaim Deed, May 5, 1879, Sangamon County Deed Book 62, Sangamon County Courthouse, 554.
9. Warranty Deed, March 7, 1900, Sangamon County Deed Book 108, Sangamon County Courthouse, 376.
10. Warranty Deed, May 9, 1923, Sangamon County Deed Book 203, Document Number 135419, Sangamon County Courthouse, 587. See also Draft Lincoln Home National Historic Site Administrative History prepared by Al Banton, 1982, and edited by David Hsiung, 1984.
11. Quitclaim Deed, October 10, 1972, Sangamon County Deed Book, Document Number 350787, Sangamon County Courthouse.
12. Springfield City Directory and Sangamon County Advertiser for 1855-56, 135; Springfield City Directory for 1857-'58, 34; Buck and Kriegh's City Directory, for the Year 1859, 26.
13. Williams' Springfield Directory City Guide, and Business Mirror, for 1860-61, 47.
14. Illinois State Journal, 25 November 1842, p. 3, col. 4.

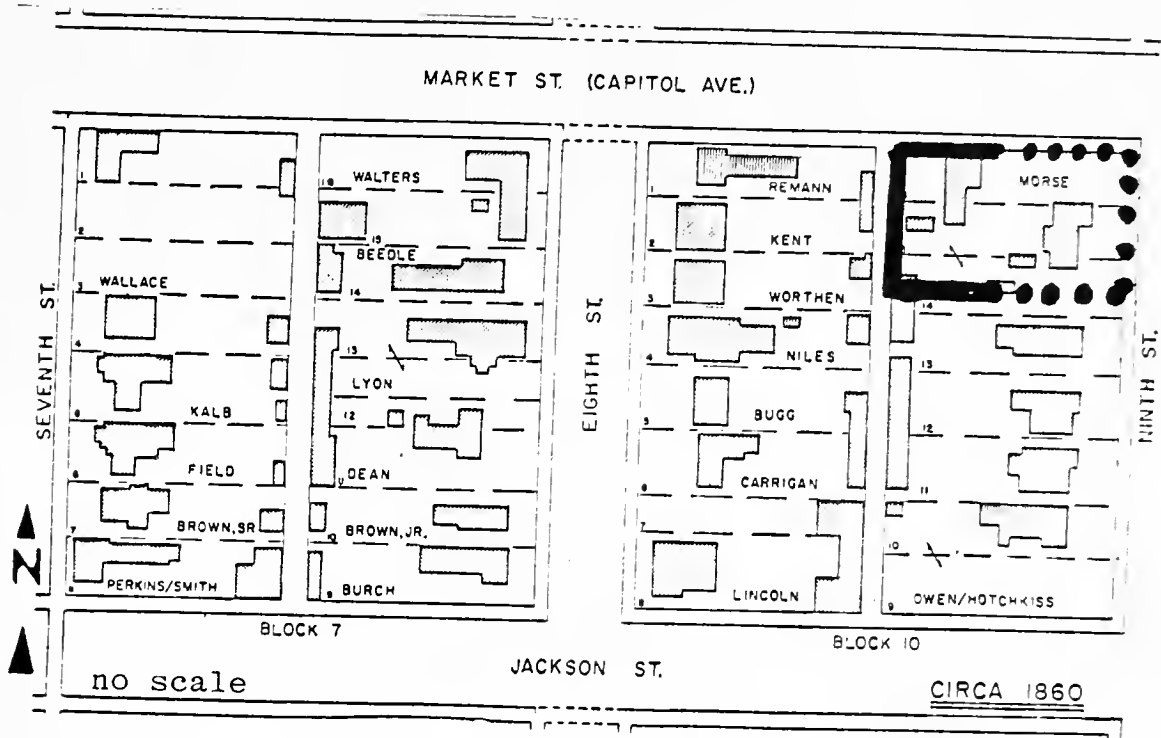
15. Illinois State Journal, 2 January 1851, p. 1, col. 1.
16. Springfield City Directory, 1855-56, 1855, 158.
17. Springfield City Directory, 41; City Directory for the Year 1859, 83.
18. Illinois State Journal, 18 June 1859, p. 3, col. 4.
19. Illinois State Journal, 14 March 1859, p. 3, col. 1.
20. Ibid.
21. Illinois State Journal, 23 July 1862, p. 3, col. 2.
22. Illinois State Journal, 18 November 1863, p. 3, col. 3;
20 November 1863, p. 3, col. 3.
23. Williams' Springfield Directory, 1860, 65.
24. "U.S. Census, 1860."
25. Campbell and Richardson's Springfield City Directory, for 1863; Julius Babeuf, comp., Babeuf's Springfield City Directory; and Springfield City Directory & Business Mirror for 1866, 1865.
26. Henry Carrigan, Will Inventory, Sangamon County Courthouse.
27. Springfield City Directory for 1869-70 (Springfield: Daily State Register, 1869).
28. City of Springfield, Sangamon County, Ills., 1854.
29. Springfield, Illinois. Sanborn Map & Publishing Co., February 1884, Plate 11.
30. Sanborn-Perris Map and Publishing Co., February 1890, Plate 9.
31. Insurance Maps of Springfield, Illinois, 1896, Plate 15.
32. Insurance Maps of Springfield, Illinois. Published by the Sanborn Map Co., 1917, Plate 158.
33. Insurance Maps of Springfield, Illinois, 1941, Plate 116.
34. Edwin C. Bearss, Historic Resource Study and Historic Structure Report, Lincoln Home National Historic Site, Blocks 6 and 11 (Denver: Denver Service Center, National Park Service, 1977,) 117.

35. Minimum Tariff of Rates, Adopted By The Board of Fire Underwriters, Springfield, Illinois, October, 1866, 58.
36. Minimum Tariff of Rates, Adopted by the Underwriters' Union of Springfield, Illinois, December 1st, 1879.
37. Rules and Regulations and Tariff of Rates of the Springfield, Illinois, Local Board of Fire Underwriters, June, 1891, 116; Rules and Regulations and Tariff of Rates of the Springfield, Illinois Local Board of Fire Underwriters, April, 1899, 145.
38. Photograph by J. A. Whipple, 1860, courtesy Lincoln Life Foundation, Louis A. Warren Lincoln Library and Museum, Fort Wayne, Indiana.
39. Edwin C. Bearss, Historical Base Map, Lincoln Home National Historical Park Springfield, Illinois (National Park Service: Division of History, Office of Archeology and Historic Preservation, 1969), Illustrations, Plate II.
40. Engraving of Lincoln's Home, circa 1863, from Holland's Life of Abraham Lincoln, courtesy Illinois State Historical Library.
41. Photograph, May 4, 1865, Osborn Oldroyd Collection, National Park Service.
42. Photograph, circa 1868, courtesy Illinois State Historical Library.
43. A. Ruger Panorama, circa 1867.
44. Beck and Pauli Panorama, circa 1872.
45. Augustus Koch Panorama, circa 1872.

CHAPTER 7

BLOCK 10, LOTS 15, 16, AND THE NORTH HALF OF LOT 14, WEST PORTION

JAMES MORSE HOUSE



Land ownership, Elijah Iles' Addition to Springfield, ca. 1860.



Ruger, A., artist. Springfield, Illinois; Drawn from Nature by A. Ruger. Chicago: n.p., 1867.



Beck and Pauli, artists. Map of Springfield. Milwaukee: A. C. Geiseler and Co., n.d.(circa 1872). Courtesy of Illinois State Historical Society, Springfield, Illinois.



Koch, Augustus, artist. Panorama. n.p., n.d, (circa 1872). Courtesy of Illinois State Historical Library, Springfield, Illinois.

CHAPTER 7

BLOCK 10, LOTS 15, 16, AND THE NORTH HALF OF LOT 14, WEST PORTION

JAMES MORSE HOUSE

I. Historical Data

A. Recommendations

The original piece of property owned by James M. Morse consisted of two and one-half lots. These were Lots 15 and 16 and the north half of Lot 14, Block 10, Elijah Iles First Addition to the city of Springfield, Illinois. This original tract of land was divided into three separate lots, and residences were constructed on each of the newly formed lots.

Only one of these structures remains. The house, HS-9, sits on the west 58 feet of the original 152- by 100-foot property. (See Lot A, Figure 1.) The address was 822 Market Street.* Alan W. O'Bright completed the Historic Structure Report, which recommended partial demolition, exterior restoration, and adaptive interior restoration of the residence.¹ This structure (HS-9) will be referred to as the Morse House throughout this report.

The first house built on the property has been destroyed. The house sat on the southwest corner of Market and 9th Streets. This property is referred to in this report as the first James Morse residence.

A third dwelling (not extant) was built between the first James Morse residence and the existing Morse House. It was a comparatively late addition to the neighborhood, and it did not exist during the period from 1840 to 1880. The three residences will be discussed separately in this report.

The Morse House was occupied from 1972 to 1982, when it was declared structurally unsafe and not up to code. In 1978, some rewiring took place and the house was painted in 1979. The following year the structure was used as quarters for the Energy Conservation

*Market Street was renamed Capitol Avenue after 1876.

CAPITOL AVE. (formerly Market St.)
E 1/2 BLOCK 10

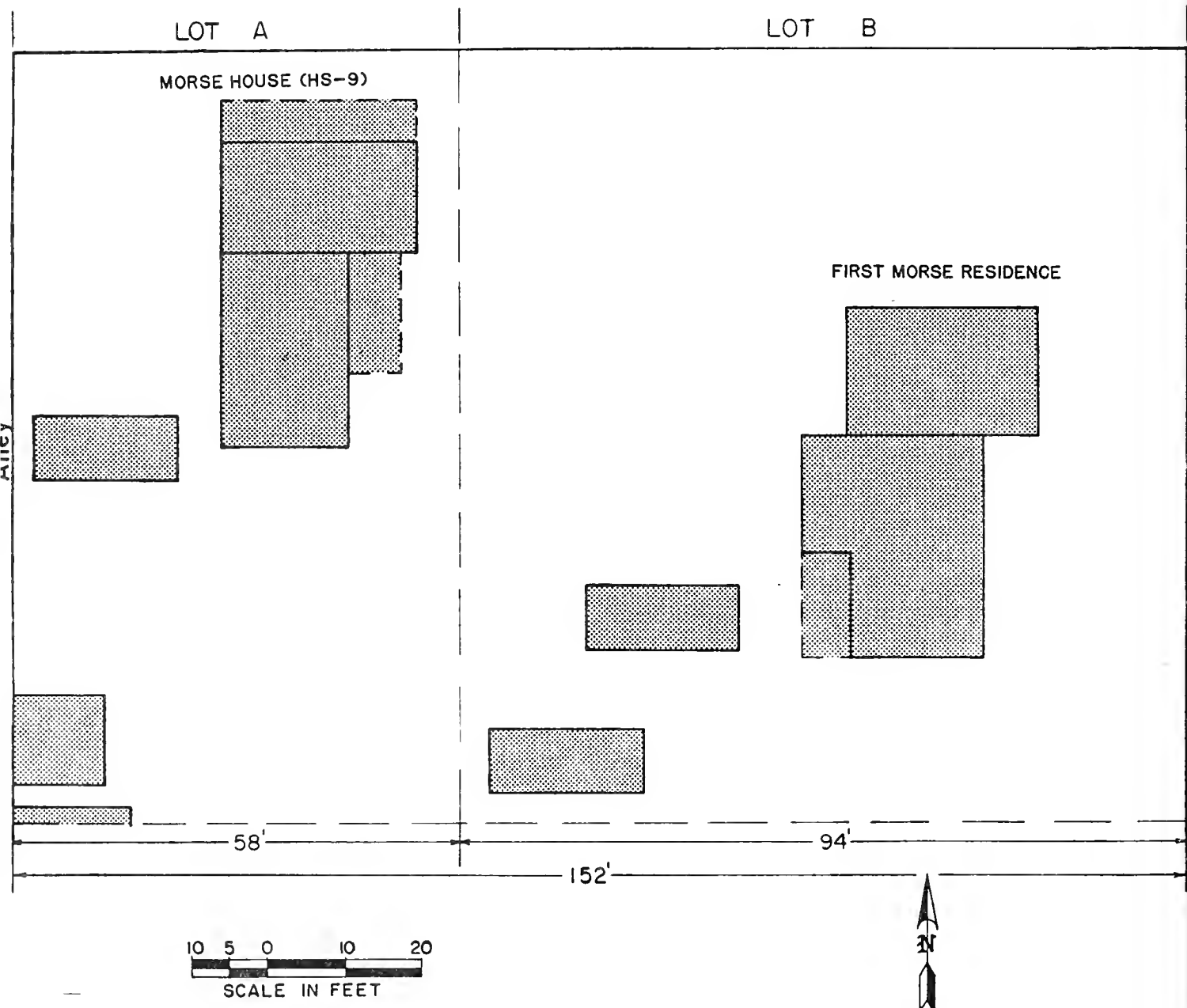


figure 1

BASIC DATA: Sanborn Map, 1884

Building Survey. In 1986, emergency stabilizations of window sashes, frames, weatherboard, and siding were completed along with foundation repairs. The single story addition on the rear of the south wing was removed. A Christmas tree was placed on the same corner as the Morse House by the United Cerebral Palsy Society.

B. Significance

James M. Morse was a well-known Springfield resident who, like his neighbor Abraham Lincoln, was involved with Illinois state government beginning in the 1830s. He followed the government to Springfield in 1837 and established himself in the new state capital as a public servant and businessman.

During the Lincoln years, the Morse residence was on the same block as the Lincoln home at the corner of 9th Street and Market. James Morse served as county treasurer and public administrator at the same time Abraham Lincoln practiced law in Springfield. The two men most likely had contact with one another in the county courthouse as well as in the neighborhood.

C. Legal Description and Chain of Title

The structure built on this lot in the early 1860s is still standing today in greatly modified form and is now referred to as the Morse House (HS-9). Elijah Iles and Milinda [Malinda] Iles, his wife, deeded Lots 15 and 16, Block 10 to James Morse for the payment of \$250 on April 10, 1840.² On March 1, 1853, James Morse also purchased Lots 13 and 14 from Elijah Iles.³ The north half of Lot 14 was combined with Lots 15 and 16 to form one large property measuring 100 by 152 feet.

In May 1875 this property was divided for the first time. James Morse sold the west 58 feet of Lots 15 and 16 and the north half of Lot 14, Block 10, to John A. Hughes and his wife for \$2,000 on May 1, 1875.⁴ The portion of the original lot on which the Morse house was constructed is hereafter referred to as Lot A. (See Figure 1.) John Hughes and his wife lived on the property for less than a year before returning it to James Morse for the price of \$4,000.⁵

In August 1886, James and Emma Morse next conveyed this property to their granddaughter, Julia G. Church McGrue, for "\$1.00 and consideration."⁶ On September 10, 1924, Julia's widower, Harry O. McGrue, issued a Quitclaim Deed to Lot A through his attorney to Edward W. Payne for \$1.00. This deed was issued after Harry McGrue lost the property on a mortgage foreclosure.⁷

Edward Payne sold Lot A to James L. Woodland for \$10,000 on March 3, 1928.⁸ Ten years later, James L. Woodland transferred it to James S. Woodland for \$1.00.⁹ Glenn Rose O'Shea inherited Lot A from her father, James S. Woodland, and placed the property in trust with the First National Bank of Springfield on January 17, 1969.¹⁰ The First National Bank of Springfield, Trust Department, issued a Trust Deed to the United States of America on July 9, 1974.¹¹

D. People Associated with the Morse House (HS-9)

James M. and Emma Holton Morse

In 1876, James M. Morse was listed in the city directory at 826 East Market (the first James Morse residence). He was not mentioned in the 1877 and 1878 directories. For the years 1879-80 he was listed at 822 East Capitol Avenue (HS-9). The 1884 city directory stated that James M. Morse was retired.¹² James and Emma retained ownership of this residence until 1886, when they deeded Lot A to their granddaughter, Julia McGrue.¹³ (They previously signed ownership of Lot B to their daughter, Emma G. Osmer.) James and Emma Morse continued to live with the McGrues. Emma Morse passed away on January 26, 1894, and James M. Morse died on December 16, 1899, having lived in Springfield for 62 of his 92 years.¹⁴* The Illinois State Journal described James Morse as one of Springfield's "oldest and most respected citizens,. . . a man of pleasing and cordial manners, well able to express himself upon the topics of the earlier days."¹⁵ Additional information on James Morse is contained in the following chapter.

P. J. Wardner, M.D.

Little is known of Dr. P. J. Wardner, other than he lived temporarily in the Morse house at 822 East Capitol Street. His name and advertising card appeared in two Springfield city directories for 1864 and 1866. The directory for 1864 reads "Wardner, P. J. [sic], M.D., office and residence on Market bet. [between] 8th and 9th."¹⁶ This description is vague, but it is typical of city directories of the period. The second reference is a little more explicit: "Wardner, J. P., M.D., office and res. [residence] ss [south side]

*The obituary in the Illinois State Journal stated James M. Morse was a 72-year resident of Springfield. However, this is an error. If he moved to Springfield in 1837 as all sources indicated, he lived in Springfield for sixty-two years, not seventy-two.

Market, bet. [between] Eighth and Ninth."¹⁷ His stay in the Lincoln neighborhood was brief. The 1868-69 city directory placed Dr. Wardner's office on Monroe Street and his home on 5th Street.¹⁸

John A. Hughes

John A. Hughes began his career in Springfield as a carriage maker and painter.¹⁹ However, by the time he moved into the Morse house at 822 East Capitol, he was a partner in an insurance firm.

John Hughes was first married to Marian Alida Hill, whose father had introduced John to the insurance business.²⁰ Marian Hughes and an infant son died in 1860.²¹ John Hughes married Isabella M. Lynchard three years later. By 1872, John Hughes left his former father-in-law's business and began his own company in partnership with Amos Smith.²²

John Hughes bought the property at 822 East Capitol from James Morse in May 1875, but he sold the property back to Morse six months later at a substantial increase over the original price; he purchased the property for \$2,000, and sold it back for \$4,000.²³ This price indicates that the structure underwent considerable renovation during the Hughes' residency.

Harry O. and Julia Church McGrue

On August 25, 1886, James M. and Emma Holten Morse sold their home at 822 East Capitol to their granddaughter, Julia Church McGrue, for the sum of "\$1.00 and natural affection." This transaction was subject to the life estate of James and Emma Morse.²⁴

Julia lived with her grandparents following the death of her mother Harriet Morse Church in 1873.²⁵ Julia Church became the bride of Harry Oliver McGrue on June 29, 1881.²⁶ The McGrues rented a home at the northwest corner of 3rd and Allen Streets. Harry McGrue's occupation was listed as carpenter.²⁷ By 1886, the McGrues moved in with the grandparents at 822 East Capitol. Harry's occupation was listed as "carpenter and joiner."²⁸

Harry McGrue and James L. Powell went into business as proprietors of the Capitol Planning Mill by 1888. They listed among their wares "Sash, Doors, Blinds, Hardwood Mantels, Grates, and etc." The business, at 900-904 East Adams Streets, was expanded to 908 East Adams, and James Powell's name dropped from the firm's banner in 1910.²⁹ Julia McGrue died at her residence on October 30, 1911, and Harry McGrue's fortunes declined.³⁰ Finally, in 1924, he signed his home and business property over to Edward W. Payne in settlement of a foreclosure action.³¹

Edward W. Payne

Edward W. Payne never lived in the Morse house. He was a Springfield banker and possibly the largest property owner in the city in the 1920s. He also attracted attention as the possessor of the "world's largest and best catalogued and indexed collection of pre-Columbian relics."³² He acquired the Morse house from Harry McGrue through a foreclosure on notes that extended back to 1909.³³

At one point Edward Payne attempted to sell (under contract) the Morse House to G. L. Lockhard, the architect who remodeled the residence.³⁴ When the remodeling work was completed, however, Lockhart was unable to pay for the contracted supplies and labor. Edward Payne held the deed on the property and gave his consent to Lockhard's remodeling scheme.³⁵ Therefore, Payne's name was included in the Mechanics Liens that were filed against the property. The property reverted to Payne, who resold it in 1926 to James Woodland.³⁶

II. Architectural Data

A. Date and Cost of Construction

The original part of this building may have been the "office" referred to as located "in rear" of Lot 16 in the Minimum Tariff of Rates for 1866.³⁷ Additions were made to the structure by increasing its length and raising a second floor. These changes probably were made during the six months John A. Hughes owned the property. The May 1875 Vendor's Deed was for \$2,000, but when Hughes returned the property to Morse in November of the same year the price had risen to \$4,000. There is no data on other costs of construction.

B. Changes to House and Outbuildings Detailed by the Sanborn Fire Insurance Maps

Sanborn Map of 1884

The Sanborn Map of 1884 located the James M. Morse house on Lots 15 and 16 and the north one-half of Lot 14, Block 10, with a 58 foot frontage on Market (Capitol) Street. The Morse house was a two-story frame structure with a one-story ell running south. The roof covering the house was wood shingle. There were two single-story porches. The front, or north, porch was covered by slate or tin roofing. The side porch was one story and ran along the east side of the single-story ell. It had a wood shingle roof.

There were two outbuildings, both one story in height and roofed with wood shingles. One was located near the southwest corner of the house between the house and the alley. It was rectangular in shape and measured approximately 10 by 20 feet east-west. The second outbuilding was located in the southwest corner of the property line and measured approximately 12 feet square.³⁸

Sanborn-Perris Map of 1890

The map for 1890 documented no structural changes to the buildings since 1884.³⁹

Sanborn-Perris Map of 1896

This map indicated a number of structural changes. A 6- by 16-foot porch was added to the northwest corner of the 1890 house. This porch was one story tall with a tin roof. A 16- by 18-foot two-story wing was added to the west end of the house. The house and its new west wing was still covered with wood shingles. A two-story addition had been added to the rear of the house on the south side. This addition was approximately 20 feet east-west and 10 feet north-south. Its roof was tin. The single-story porch, facing east, was raised to two stories and covered with tin.

The outbuildings changed in shape and number. The building at the southwest corner of the home was now connected to the home by an exterior hallway. An abutting single-story structure with a wood shingle roof was added to the north of the previously existing shed in the southwest corner of the property. A new outbuilding was added to the southeast corner of the property measuring approximately 6 by 10 feet.⁴⁰

Sanborn Map of 1917

There were few changes between 1896 and 1917. The roofs on all the buildings were composition, and only the two front porches were metal. The east elevation two-story porch was incorporated into the walls of the house.

The newest change to the outbuilding in the southwest corner of the lot was the replacement of the abutting 8- by 12-foot structure with a new structure measuring 20 by 12 feet. This addition was also one story in height. The outbuilding which stood in the southeast corner of the lot (possibly a privy) had been replaced by another building which stood sixteen feet from the south property line and ten feet from the east property line. The building measured 10 by 12 feet.⁴¹

Sanborn Map of 1941

By 1941 both the outbuildings at the southwest corner of the property and the structure connected to the southwest corner of the house had been removed. The two front porches had also been removed from the north side of the residence.⁴²

C. Structural Data Revealed by Insurance Rates

The Minimum Tariff of Rates adopted by the Springfield Fire Underwriters in October 1866 listed a frame (wooden) dwelling and an "Office in rear" on Lot 16, Block 10.⁴³ In December 1879, the Minimum Tariff of Rates listed a two-story frame dwelling at 822 East Capitol owned by Morse.⁴⁴ The Rules and Regulations for April 1899 listed a two-story frame dwelling with a shingle roof at 822 East Capitol Avenue.⁴⁵

D. Panoramas and Photographs

Ruger Panorama

This circa 1867 panorama indicated a two-story house on the west half of the lot. This structure had a gable roof. No windows or doors were indicated. A one-story ell with a gable roof extended back from the center of the house. This addition ran in a north-south direction. No doors or windows were indicated in this addition. Two trees were planted on the lot near the alley.⁴⁶

Beck and Pauli Panorama

This panorama, drawn circa 1872, pictured the lot from the southeast. It showed a two-story structure with a gable roof. A single-story ell extended from the center of the south elevation of the building. This addition also had a gable roof. No doors, windows, or other details were pictured. Three trees stood in front of the house along Market Street.⁴⁷

Augustus Koch Panorama

This panorama, also drawn circa 1872, indicated a two-story residence on the west half of the lot. This building had a gable roof and one chimney in the center of the roof. The north elevation of the structure contained three windows on the second story and two windows on the first story. The front door of the residence was on the east

side of the north elevation. One window was in the gable of the east elevation. A single-story ell was indicated at the rear of the building.⁴⁸

E. Changes to House Known from Court Records

In April 1926, G. L. Lockhard, a Chicago architect, entered into a contract for the deed to Lot B (the west 58 feet of Lots 15 and 16 and the north half of Lot 14) with Edward W. Payne of Springfield. On or around the middle of April, Lockhard, with Payne's consent, entered into oral contracts with several vendors, suppliers, and mechanics to remodel the house at 822 East Capitol. When Lockhard failed to pay for the work he ordered, mechanics liens ensued. These liens provide information concerning the changes Lockhard made.

The first to file a Claim for Lien in the Sangamon County Court were T. H. Gibson and Sons, who swore Lockhard contracted with them on March 19, 1926, to "furnish labor and material to cover roof of building" Gibson stated the work was conducted between March 19, 1926, and August 21, 1926. He requested just payment of \$145.⁴⁹

The next petitioner was J. P. Shaughnessy, who claimed money due for labor and materials in the amount of \$164.68 (\$9.00 for materials and \$155.68 for labor) was for plastering the structure on Lot B.⁵⁰

George Nelch was a brick mason and listed his bill as follows:

Mason	3 days--one man at \$14.00	\$42.00
Mason	3 days--one man at \$12.00	\$36.00
Mason	3 days--one man at \$15.00	\$45.00
Labor	3 days--one man at \$6.00	\$18.00
Material--one hundred (100) brick[s]		\$2.00
TOTAL		<u>\$143.00</u>

Nelch claimed he worked on the property from July 10 to July 16, 1926.⁵¹

George Staab, Jr., was a plumber and worked for Lockhard from April 22 until July 1, 1926, on the property owned by Payne. The list of materials for establishing water and sewage lines in the house and the labor costs cover three pages. Lockhart owed George Staab, Jr., Plumbing and Heating \$530.73 for materials plus the 10 percent they had agreed upon, for a total of \$583.80.⁵²

James R. Fitzpatrick filed his lien against Payne and Lockhard on September 25, 1926, for "lumber and millwork and material on the premises..." He sought compensation in the amount of \$1,135.72.⁵³ The American Magnestone Corporation sought payment of \$176.50 for

"material and labor furnished for the construction and improvement of the said building--being known as Number Eight-twenty-two (822) East Capital Ave."⁵⁴ Winchester Simmons Company of St. Louis stated they were due \$139.71, for furnishing certain electric light fixtures shipped on June 1, 1926.⁵⁵

On March 26, 1926, Lockhard engaged W. J. Hohenstein to "perform labor upon improvements. . . , by fixing partitions and floors, doing carpenter work on the same and building a fence on said premises."⁵⁶ Hohenstein's work was completed on July 31, 1926. His petition stated, "the usual, reasonable and customary price for said labor was fifty (50) cents an hour. . . ."⁵⁷ He spent 207 hours and felt entitled to \$103.50 payment for his labor.

Lockhard owed Harry E. O'Donnell \$47.25 for material and labor for "sanding and drawing hard wood floors."⁵⁸ Harry S. Griggs filed a claim for \$590 for carpentry work.⁵⁹ J. W. Ingram made claim for lien in the amount of \$100 for ten days labor at \$10.00 per day. He was a painter and "furnished labor for painting the inside and outside of the dwelling house."⁶⁰

John A. New contracted with G. L. Lockhart to:

furnish enamel and paint for painting the inside and outside of the dwelling house--and the last material was furnished on July 3, 1926 and the balance due the undersigned on said contract, after allowing all credits, is the sum of One Hundred Ninety-five and 20/100 (\$195.20) Dollars.⁶¹

The Springfield Lumber Company dunned for \$51.78 worth of lumber and materials delivered between May 7 and July 16, 1926.⁶² B. F. Nelch and Emmet Rebok (d.b.a. Henry Nelch and Son, Co.) supplied sand, gravel, cement, lime and other materials in the amount of \$58.90 after crediting the account for "17 cloth sks [sacks] ret'd [rented]--\$1.70."⁶³

The Huttig Sash and Door Co., Inc, of St. Louis, Missouri, billed Lockhard for \$270 for French doors, trim, sides, and lintels. In its effort to collect the outstanding debt, Huttig filed cross-action suits against all other vendors involved. The suit called upon the Court for a ruling of foreclosure and sale of the property to relieve the debts.⁶⁴

As noted above, settlement of these liens resulted in Payne's failure to transfer the Morse property to Lockhard.

NOTES

CHAPTER 7

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2. Warranty Deed, April 1, 1840, Sangamon County Deed Book P, Sangamon County Courthouse, 585.
3. Warranty Deed, March 1, 1853, Sangamon County Deed Book KK, Sangamon County Courthouse, 344.
4. Warranty Deed, May 1, 1875, Sangamon County Deed Book 39, Sangamon County Courthouse, 314.
5. Warranty Deed, November 8, 1875, Sangamon County Courthouse.
6. Warranty Deed, August 25, 1886, Sangamon County Deed Book 84, Sangamon County Courthouse, 40.
7. Deed, September 10, 1924, Sangamon County Deed Book 207, Sangamon County Courthouse, 303.
8. Warranty Deed, March 3, 1928, Sangamon County Deed Book 233, Sangamon County Courthouse, 101.
9. Warranty Deed, September 14, 1938, Sangamon County Deed Book 306, Sangamon County Courthouse, 53.
10. Warranty Deed, January 17, 1969, Deed Book, Sangamon County Courthouse.
11. Trust Deed, July 9, 1974, Deed Book, Sangamon County Courthouse.
12. Centennial City Directory, 1876; City Directory, 1877-78; Directory of the City of Springfield for 1879-80; Phillips Brothers & McIntosh's Springfield City Directory (Springfield: n.p., 1884).
13. Warranty Deed, August 25, 1886, Sangamon County Deed Book 84, Sangamon County Courthouse, 403.
14. Illinois State Journal, 27 January 1894; 17 December 1899, 6.
15. Illinois State Journal, 17 December 1899, 6.
16. Julius Babeuf, comp., Springfield City Directory and Business Mirror for 1864 (Springfield: Johnson & Bradford, 1864), 85

17. Bronson and Nixon, comp., Springfield City Directory and Business Mirror for 1866 (Springfield: Bronson and Nixon, 1865).
18. Hollands 1868-69 Springfield City Directory (Chicago: Western Publishing Co., 1868).
19. Springfield City Directory and Sangamon County Advertiser, 1855-56, 151; Springfield City Directory for the Year 1859, 50; "U.S. Census, 1860," 128.
20. Williams Springfield Directory City Guide and Business Mirror for 1860-62, 93.
21. Cemetery Records, Oakridge Cemetery, Springfield, Illinois.
22. Joseph Wiggins, comp., Wiggins City Directory (Springfield, Illinois: ISR Book & Job Office, 1872).
23. Warranty Deed (Vendors Deed), May 1, 1875; Warranty Deed, November 8, 1875, Sangamon County Courthouse.
24. Warranty Deed, August 25, 1886, Sangamon County Deed Book 84, Sangamon County Courthouse.
25. Power, Early Settlers of Sangamon County.
26. Marriage Records, June 29, 1881, Book 5, Document Number 9376, Sangamon County Courthouse.
27. Babeuf's Directory of the City of Springfield and Sangamon County, 1884-1885.
28. J. E. Fitzpatrick, comp., City Directory and Sangamon County Gazeteer, 1887-1888, (Springfield, 1887).
29. Ibid.; and R. L. Polk, Springfield City Directory, 1910.
30. Illinois State Journal, November 1, 1911, 9.
31. Deed, September 10, 1924, Sangamon County Deed Book 207, Sangamon County Courthouse, 30.
32. Illinois State Register, February 19, 1938.
33. Agreement Between H. McGrue and Edward W. Payne, December 22, 1920, Sangamon County Deed Book 285, Document Number 173762, Sangamon County Courthouse, 323.

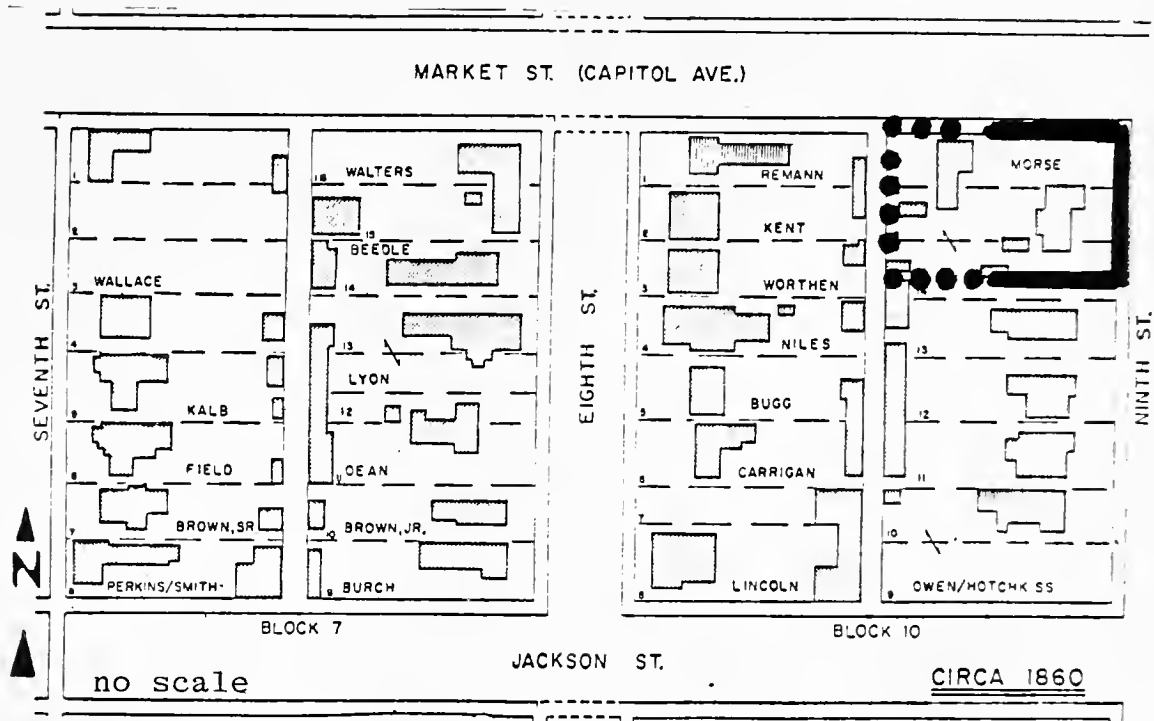
34. Bill to Foreclose Mechanic's Lien, Huttig Sash and Door Co. v. G. L. Lockhard, et al., Sangamon County Clerk's Office, Sangamon County Courthouse.
35. Statement of Claim for a Mechanic's Lien, May 4, 1926, Sangamon County Clerk's Office, Sangamon County Courthouse; Claim for Lien, Nelch v. Lockhard and Payne, May 10, 1926, Sangamon County Clerk's Office, Sangamon County Courthouse.
36. Warranty Deed, March 3, 1928, Sangamon County Deed Book 233, Sangamon County Courthouse, 381.
37. Minimum Tariff of Rates, Adopted by the Board of Fire Underwriters, Springfield, Illinois, April 1866, 89.
38. Springfield, Illinois. Sanborn Map and Publishing Co., February 1884, Plate 11.
39. Sanborn-Perrris Map & Publishing Co, February 1890, Plate 9.
40. Insurance Maps of Springfield, Illinois, 1896, Plate 15.
41. Insurance Maps of Springfield, Illinois, 1917, Plate 158.
42. Insurance Maps of Springfield, Illinois, 1941, Plate 116.
43. Minimum Tariff of Rates, Adopted by the Board of Fire Underwriters, Springfield, Illinois, October 1866, 89.
44. Minimum Tariff of Rates Adopted by the Underwriters' Union of Springfield, Illinois, December 1st, 1879, 187.
45. Rules and Regulations and Tariff of Rates of the Springfield, Illinois, Local Board of Fire Underwriters, April 1899, 145.
46. A. Ruger Panorama, circa 1867.
47. Beck and Pauli Panorama, circa 1872.
48. Augustus Koch Panorama, circa 1872.
49. Circuit Court, Sangamon County, County Clerk's Office, August 23, 1926, Sangamon County Courthouse.
50. Mechanic's Lien, J. P. Shaughnessy v. G. L. Lockhard et al., Sangamon County Clerk's Office, May 4, 1926, Sangamon County Courthouse.
51. Statement of Claim for a Mechanic's Lien, July 16, 1926, Sangamon County Clerk's Office, Sangamon County Courthouse.

52. Statement of Claim for a Mechanic's Lien, June 1, 1926, Sangamon County Clerk's Office, Sangamon County Courthouse.
53. Claim for Lien, James R. Fitzpatrick v. Edward W. Payne and G. L. Lockhard, Sangamon County Clerk's Office, Sangamon County Courthouse.
54. Claim for Lien, American Magneston Corporation v. Edward W. Payne and G. L. Lockhard, Sangamon County Clerk's Office, Sangamon County Courthouse.
55. Claim for Lien, Winchester Simmons Co. v. G. L. Lockhard, September 23, 1926, Sangamon County Clerk's Office, Sangamon County Courthouse.
56. Claim for Lien, W. J. Hohenstein v. G. L. Lockhard and Edward W. Payne, October 9, 1926, Sangamon County Clerk's Office, Sangamon County Courthouse.
57. Ibid.
58. Claim for Lien, Harry E. O'Donnell v. G. L. Lockhard and Edward W. Payne, October 9, 1926, Sangamon County Clerk's Office, Sangamon County Courthouse.
59. Claim for Lien, Harry S. Griggs v. G. L. Lockhard and Edward W. Payne, October 22, 1926, Sangamon County Clerk's Office, Sangamon County Courthouse.
60. Claim for Lien, J. W. Ingram v. G. L. Lockhard and Edward W. Payne, October 12, 1926, Sangamon County Clerk's Office, Sangamon County Courthouse.
61. Claim for Lien, John A. Neu v. G. L. Lockhard and Edward W. Payne, November 1, 1926, Sangamon County Clerk's Office, Sangamon County Courthouse.
62. Claim for Lien, Springfield Lumber Company v. Edward W. Payne by his agent G. L. Lockhard, November 10, 1926, Sangamon County Clerk's Office, Sangamon County Courthouse.
63. Claim for Lien, Henry Nelch and Son Co. v. G. L. Lockhard and Edward W. Payne, November 12, 1926, Sangamon County Clerk's Office, Sangamon County Courthouse.
64. Bill to Foreclose Mechanic's Lien, General Number 45972, Sangamon County Clerk's Office, Sangamon County Courthouse.

CHAPTER 8

BLOCK 10, LOTS 15, 16, AND THE NORTH HALF OF LOT 14, EAST PORTION

OTHER JAMES MORSE PROPERTIES



Land ownership, Elijah Iles' Addition to Springfield, ca. 1860.



Ruger, A., artist. Springfield, Illinois; Drawn from Nature by A. Ruger. Chicago: n.p., 1867.



Beck and Pauli, artists. Map of Springfield. Milwaukee: A. C. Geiseler and Co., n.d.(circa 1872). Courtesy of Illinois State Historical Society, Springfield, Illinois.



Koch, Augustus, artist. Panorama. n.p., n.d, (circa 1872). Courtesy of Illinois State Historical Library, Springfield, Illinois.

CHAPTER 8

BLOCK 10, LOTS 15, 16, AND THE NORTH HALF OF LOT 14, EAST PORTION OTHER JAMES MORSE PROPERTIES

I. Historical Data

A. Recommendations

The first James M. Morse residence was located at the northeast corner of Market Street and 9th Street. (See Figure 2, Lot B.) The street address was 826 East Market.* After 1884, a third house (824 East Capitol Avenue) was constructed in the area between the first James Morse residence and the extant Morse House (HS-9; see Figure 2, Lot C). The National Park Service removed this residence and a service station, leaving no structures on the Lots 15, 16 and/or the north half of Lot 14. This area will be landscaped in a manner consistent with the historic period.¹

B. Significance

James M. Morse purchased Lots 15 and 16 in Block 10 in 1840. In 1853 he purchased Lots 13 and 14. Morse did not move into the second residence (HS-9) he constructed on this large lot until after 1876. Therefore, James Morse lived in the house on the corner of Market and 9th Street (not HS-9) during the historic period.

The third house ("Lot C," 824 East Capitol Avenue) was constructed in 1889.² Built years after the Lincolns left Springfield, this house is not significant in reference to their residence in the neighborhood.

C. Legal Description and Chain of Title

Elijah Iles had John B. Watson, Deputy Surveyor of Sangamon County, lay out Iles' First Addition to the town of Springfield. In Block 10 the lots were plotted east and west with a 40-foot frontage. The lots measured 152-feet deep.

*After 1876, Market Street was renamed Capitol Avenue.

CAPITOL AVE. (formerly Market St.)
E 1/2 BLOCK 10



figure 2

BASIC DATA: Sanborn-Perris Map, 1890

Elijah and Melinda (Malinda) Iles, deeded Lots 15 and 16 to James M. Morse for \$250 on April 10, 1840.³ In 1853 James Morse purchased Lots 13 and 14 from Elijah Iles.⁴ Morse and his wife, Emma, conveyed the east 94 feet of Lots 15 and 16 and the north half of Lot 14 to their daughter, Emma Morse, for "\$1.00 and loving consideration" in 1876.⁵ Emma Morse Osmer and her husband sold the property to Sarah House for \$2,500 on October 10, 1882.⁶ Sarah and Elon House sold the property to Milton Hay for \$2,173.⁷ On April 13, 1888, Milton Hay transferred the property (the east 94 feet of Lots 15 and 16 and the north half of Lot 14, Block 10) to Sarah E. Swaney for \$2,750.⁸

Eight months later, Sarah E. Swaney sold her property at the southwest corner of Capitol and South 9th Street to Mary E. Pritcher for \$2,750.⁹ Fifty-one days later, on January 23, 1889, William Drake purchased the lot from Mary E. Pritcher for \$3,000.¹⁰

William Drake transferred the east fifty feet of his property to his daughter, Hannah Drake Artsman, for "\$1.00 and consideration" on January 4, 1905.¹¹ This lot is referred to as Lot C. (See Figure 2.) The west forty-four feet of the lot, hereafter referred to as Lot B, remained in William Drake's possession for another ten years. In February 1915, William Drake conveyed Lot B to Hannah Drake Artsman, thus returning all the property in the original Drake lot to a single owner.¹² Hannah Drake Artsman transferred the property to her daughter, Hannah Artsman O'Briant, for \$2.00 on July 9, 1948.¹³ Hannah O'Briant sold to a partnership of Jack A. Wolff and Vernice Kapp for \$5.00 in 1949.¹⁴ Jack Wolf, et al., sold the lots to Mitchell Brown for \$2.00.¹⁵ Mitchell Brown sold his undivided half-interest in the east ninety-four feet of Lots 15 and 16 and the north half of Lot 14, Block 10, to Meredith Rhule for \$2.00 on August 10, 1950.¹⁶ In 1951, Mitchell Brown sold the remaining undivided half-interest in the lots for the sum of \$1.00.¹⁷ On November 6, 1972, Meredith J. Rhule, by his executor, conveyed Lots 15 and 16 and the north half of Lot 14, Block 10 (except the west fifty-eight feet of the same, which was conveyed by the First National Bank), to the United States of America.¹⁸

The House at 824 East Capitol

The house at 824 East Capitol is not shown on the Sanborn Map of 1884, but does appear on the 1890 map. It most likely was constructed by William Drake as rental property. It was a long, narrow structure sandwiched between the first James Morse residence and the Morse House (HS-9). With the exception of a ten year period from 1905 to 1915, ownership of this property has always transferred with the property at 826 East Capitol.

D. People Associated with the First James Morse Residence
James M. Morse

James M. Morse was born February 4, 1807, in Newburyport, Massachusetts. In 1831, he migrated to Vandalia, Illinois, the state capital. He was employed in the office of the Secretary of State and held his position through the administration of A. P. Fields, Stephen Douglas, Lyman Trumbull, and Thompson Campbell. Morse accompanied Secretary of State Fields to Springfield when the capital was moved there in 1837, and he carried the state papers with him.¹⁹

According to the Illinois State Journal, James Morse was kept busy from 1842 to 1844 rewriting the territorial records.* During that time he roomed with Enoch Moore at the state house.²⁰

James M. Morse was active in the public affairs of Springfield, and the local papers reported on his activities on several occasions. James Morse was a member of the Second Presbyterian Church of Springfield, and he was appointed to the planning committee for the memorial service held there for President William Henry Harrison on May 13, 1842.²¹ He was also committed to the pre-Civil War temperance movement and served as an officer in state and local temperance organizations.²² In 1855, James Morse became a member of a committee to raise funds by subscription for Illinois State University, which was planning to locate in Springfield.²³

As an active supporter of the Whig Party, James Morse was a delegate to the Springfield Whig Convention in 1851.²⁴ He was elected Assessor and Treasurer of Sangamon County and served from 1849 to 1852. His obituary in the Illinois State Journal stated that he served as county public administrator for 15 years.²⁵

James Morse was active in the development of business affairs of his community. In May 1842, James Morse and J. B. Watson were given a two-year contract for the railroad at \$10,300 a year.²⁶ In 1857, he entered into a real estate business with R. P. Abel.²⁷

While still living in Newburyport, Massachusetts, James Morse married Sarah Sawyer in April 1831. He brought his new bride to the

*The meaning of this terminology is uncertain. According to Dr. Wayne Temple, it is unlikely Morse actually rewrote any state documents. Dr. Temple stated James Morse might have been in charge of copying documents. Interview with Wayne Temple, Ph.D., Chief Deputy Director, Illinois State Archives, Springfield, Illinois, July 13, 1984.

frontier capital of Vandalia when he moved. During the seven years that they lived in Vandalia, the Morses had a son, Lyman C., and two daughters, Sarah E. and Harriet M. Morse.²⁸ It is not known where the family lived when they arrived in Springfield. Mr. Morse did not acquire the lots in Block 10 until 1840 and sources indicate that he lived at the state house from 1842 to 1844. The Morse family increased by three children in Springfield. Sarah Sawyer Morse died in July 1848.²⁹

After two years as a widower, James Morse married Emma Holton in Springfield.³⁰ James and Emma had four children, two of whom survived to adulthood.³¹ On February 27, 1855, James Morse also lost one of his sons from his first marriage, 21-year-old Lyman C. Morse.³²

At various times an extended family lived at the Morse residence. By 1860, the Morse family included not only the minor children from the two marriages, but the Morses' widowed son-in-law Joseph E. Woods and Joseph's two-year-old daughter, Sarah, as well.³³ In 1862, Woods joined the 124th Illinois Volunteers and served for the duration of the Civil War.³⁴ Quite possibly, Woods left his daughter, Sarah, with her grandparents until he returned from military service. The 1870 Census reports that Harriet Morse Church and her daughter, Julia, also returned to the household following the death of Harriet's husband, Thomas Church.³⁵

Sarah J. and Elon P. House

Sarah Stockdale was born in Springfield in 1846. The 1860 Census showed fourteen-year-old Sarah living in the home of one of Springfield's wealthiest and most influential people, Jacob Bunn.³⁶ The reason for this arrangement is unknown, but it is possible that the Bunnns were relatives, since Sarah Stockdale House was living with a member of the Bunn family at the time of her death in 1923.³⁷

On October 27, 1869, Sarah Stockdale married Elan P. House. The couple had one son, Henry B. House. On October 7, 1882, Elan and Sarah House purchased the old Morse residence.³⁸ In 1880 and 1881, Elan House served as Springfield Alderman from the Sixth Ward.³⁹ There is little information on the rest of his career. Elan died in San Francisco, California, at the age of fifty-two on June 15, 1894.⁴⁰ The House family lived at 822 East Capitol Street for three and one-half years. They sold the house to Milton Hay in 1886.

Milton Hay

Milton Hay owned the property for two years, 1886 to 1888.⁴¹ He was born in Kentucky in 1817, and moved to Springfield in the fall of 1832. In 1838 he began the study of law in the office of Stuart and

Lincoln. In 1840 he was admitted to the bar; he moved west to Pittsfield, Illinois, that same year. He maintained his contacts in Springfield, however, and when the legislature was in session he came to town on a temporary basis to work as a reporter for the Sangamo Journal.⁴²

Mr. Hay married twice. He married Catherine Forbes in Pittsfield. Following her death in 1858, he married Mary Logan, the daughter of Judge Logan (an uncle of Mary Todd Lincoln). That marriage license was issued on June 11, 1861, in Sangamon County.⁴³

Milton Hay had an unsettled career. He apparently returned to Sangamon County from Pittsfield after Catherine's death. He was in partnership with a Stephen T. Logen until 1861. Next, he was associated with Shelby Cullom and then with Antrim Campbell. In 1866 he formed a partnership with John M. Palmer.⁴⁴ Milton Hay died on September 17, 1893.⁴⁵

William Drake and Hannah Drake Artsman

William Drake purchased the property on January 23, 1889.⁴⁶ He was the proprietor of the Machine and Boiler Works at 924-30 East Washington.⁴⁷ Drake probably built the third house on the lot as rental property.

In 1905, Drake deeded the house and lot on the east fifty feet of his property to his daughter Hannah while retaining the west forty-four feet for himself. In 1915, Drake deeded the remainder of his property on Capitol Avenue to Hannah Artsman.

Hannah Drake married an architect named Oscar A. Artsman on January 18, 1891.⁴⁸ Hannah Artsman retained the property until just before her death in 1949. On July 9, 1948, she turned it over to her daughter Hannah Artsman O'Briant.⁴⁹

Meredith Rhule

By 1941 the residence at 826 Capitol Avenue had been destroyed, and by 1952 a gas station stood on the corner of 9th Street and East Capitol.⁵⁰ The last private owner of the lots was a well-known Springfield resident named Meredith Rhule.

Meredith Rhule was a person of exceptional ability, and he became a local hero at an early age. He was a professional athlete, a World War II hero, a friend of world leaders, the sheriff of Sangamon County, a political advisor, and a prominent Chicago and Springfield banker and businessman.⁵¹ One of the businesses Meredith Rhule operated was a chain of gas stations. In the 1950s, he purchased the

station at the corner of Capitol and 9th Street. Upon Rhule's death in 1974, his widow deeded this property to the United States of America.⁵²

People Associated with the House at 824 East Capitol ("Lot C")

The people who owned this property never resided on it. (See prior discussion.) From 1890 to 1960, a series of tenants occupied this residence.

II. Architectural Data

A. Date and Cost of Construction

James M. Morse bought Lots 15 and 16 from Elijah Iles in 1840. No information exists on the costs of construction or the builders of the structure; however, by 1854, a small house was on Lot 15 facing east on South 9th Street.⁵³

B. Changes to House and Outbuildings Detailed by Sanborn Fire Insurance Maps:

Sanborn Map of 1884

Eight-twenty-six (826) East Capitol was the address given for the James M. Morse house on Lots 15 and 16, Block 10, Elijah Iles' Addition. The old Morse house was two stories on the front with a larger attached one-story area to the rear (south). To the west of the rear window and southwest of the same were two detached single-story sheds.⁵⁴

Sanborn-Perris Map of 1890

A single-story front porch ran the full length of the north face of the house. Another one-story detached shed stood directly behind the house.⁵⁵

Sanborn-Perris Map of 1896

The entire main structure was raised to 2-stories and the structure which stood detached just to the west and even with the rear of the house was now attached to the house.⁵⁶

Sanborn Map of 1917

The main structure remained the same, but the rear west wing was removed. The former southwest corner porch was enclosed. A small one-story addition (probably an entrance) was constructed in the angle formed by the meeting of the front and rear portions of the house on the east side. The house now had a composition roof.⁵⁷

Sanborn Map of 1941

By 1941, all structures had been removed.⁵⁸

Sanborn Map of 1952

The map identified a "filling station." Also, the street address was changed to 810 South 9th Street.⁵⁹

C. Structural Data Revealed by Insurance Rates

The 1866 Minimum Tariff of Rates indicated a wood dwelling on Lots 14, 15, and 16 of Block 10.⁶⁰ The Rules and Regulations for 1891 indicated a wooden two-story dwelling at 822 East Capital (Capitol) Avenue. A two-story wooden dwelling was also listed at 824 East Capitol Avenue.⁶¹ The 1899 Rules and Regulations repeated this information.⁶²

D. Panoramas and Photographs

Ruger Panorama

The circa 1867 Ruger Panorama pictured a 2-story residence which faced Market Street with a one-and-one-half-story ell attached to the rear of the house. The building had a gable roof. No chimneys were indicated. The east elevation of the main house had four windows, two on each story. The east elevation of the ell contained three windows. No doors were indicated. The south elevation of the ell contained one window located in the gable. What appeared to be shrubbery was pictured on the east boundary of the lot along 9th Street.⁶³

Beck and Pauli Panorama

The Beck and Pauli panorama, circa 1872, illustrated the house from a southeasterly perspective. The structure appeared to be a two-story building with a gable roof. A small addition was pictured in the center of the rear of the house. One window was pictured in

the gable of the east elevation of the main house, and what was possibly a door was also pictured on this elevation. A window was illustrated in the gable of the ell. A door was also indicated on the south elevation of the ell. Two trees stood in front of the residence along Market Street.⁶⁴

August Koch Panorama

The circa 1872 Koch panorama was a view from the northeast. It pictured a two-story residence facing Market Street. The residence has a gable roof with one chimney on the east side of the roof. Three windows were indicated in the second story of the north elevation, and two windows were indicated on the first story. A one-and-one-half-story ell was attached to the rear of the structure. This addition ran in a north-south direction and faced 9th Street. Three windows were detailed in the east elevation of the ell. There was one tree in front of the residence on Market Street.⁶⁵

NOTES

CHAPTER 8

1. Harvey and Clarke, Historic Grounds Report, 169.
2. Warranty Deed, January 23, 1889, Sangamon County Deed Book 84, 308; Warranty Deed, January 4, 1905, Sangamon County Deed Book 124, Document Number 76603, 319.
3. Warranty Deed, April 10, 1840, Sangamon County Deed Book P, Sangamon County Courthouse, 585.
4. Warranty Deed, March 1, 1853, Sangamon County Deed Book K, Sangamon County Courthouse, 344.
5. Warranty Deed, October 6, 1876, Sangamon County Deed Book 57, Sangamon County Courthouse, 181.
6. Warranty Deed, October 7, 1882, Sangamon County Deed Book 72, Sangamon County Courthouse, 234.
7. Warranty Deed, February 1, 1886, Sangamon County Deed Book 77, Sangamon County Courthouse, 381.
8. Warranty Deed, April 13, 1888, Sangamon County Deed Book 77, Sangamon County Courthouse, 482.
9. Warranty Deed, December 3, 1888, Sangamon County Deed Book 84, Sangamon County Courthouse, 296.
10. Warranty Deed, January 23, 1889, Sangamon County Deed Book 84, Sangamon County Courthouse, 308.
11. Warranty Deed, January 43, 1905, Sangamon County Deed Book 124, Document Number 76603, Sangamon County Courthouse, 319.
12. Warranty Deed, February 16, 1915, Sangamon County Deed Book 226, Document Number 151248, Sangamon County Courthouse, 381.
13. Warranty Deed, July 9, 1948, Sangamon County Deed Book 509, Document Number 228420, Sangamon County Courthouse, 490.
14. Warranty Deed, June 8, 1849, Sangamon County Deed Book 393, Document Number 232816, Sangamon County Courthouse, 480.
15. Warranty Deed, December 9, 1949, Sangamon County Deed Book 401, Document Number 23516, Sangamon County Courthouse, 480.

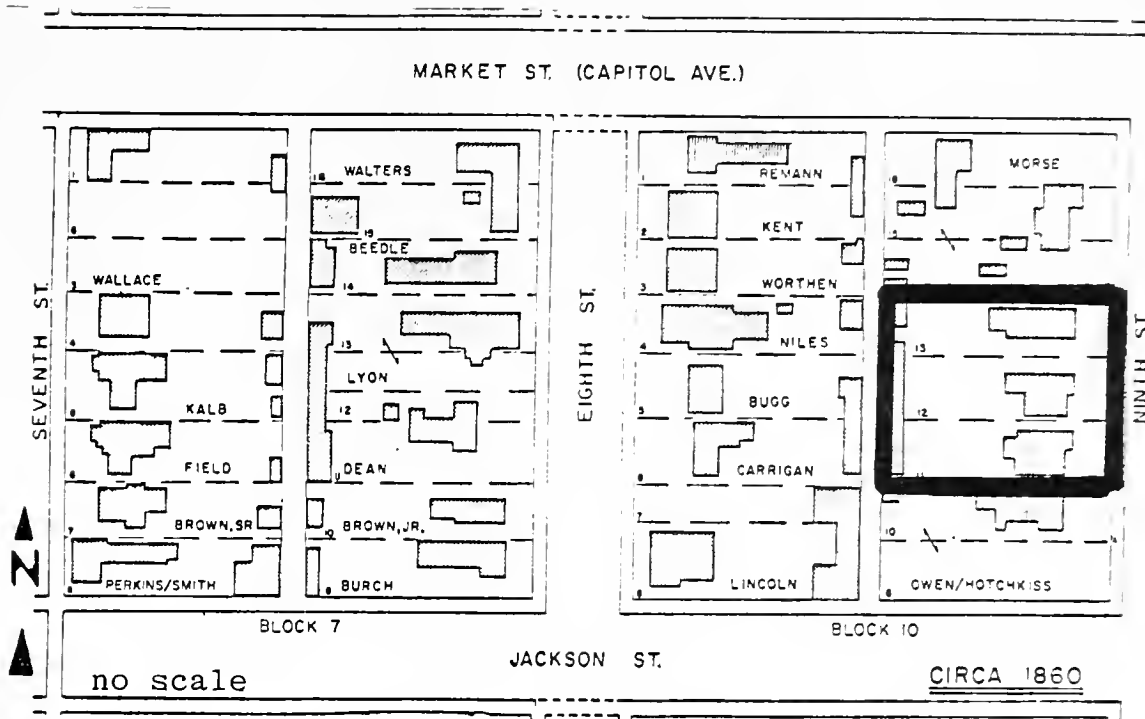
16. Warranty Deed, August 10, 1950, Sangamon County Deed Book 401, Document Number 238159, Sangamon County Courthouse, 592.
17. Warranty Deed, April 6, 1951, Sangamon County Deed Book 423, Document Number 241420, Sangamon County Courthouse, 15.
18. Warranty Deed, November 6, 1972, Sangamon County Deed Book 679, Document Number 366480, Sangamon County Courthouse, 206.
19. Illinois State Journal, 17 December 1899, 6.
20. Ibid.
21. Sangamo Journal, 7 May 1841, p. 3, col. 5; 13 May 1842, p. 3, col. 3.
22. Sangamo Journal, 17 September 1846, p. 1, col. 7; 24 December 1846, p. 3, col. 5; 17 June 1947, p. 2, col. 6; 3 May 1855, p. 2, col. 1.
23. Illinois State Journal, 28 February 1855, p. 3, col. 2.
24. Illinois State Journal, 19 March 1851, p. 3, col. 2.
25. Illinois State Journal, 17 December 1899, 6.
26. Sangamo Journal, 13 May 1842, p. 3, col. 3.
27. Illinois State Journal, 16 September 1857, p. 2, col. 4.
28. Illinois State Journal, 17 December 1899, 6.
29. Cemetery Records, Oak Ridge Cemetery, Springfield, Illinois.
30. Marriage Records, Sangamon County, Illinois, October 31, 1850, Sangamon County Courthouse.
31. Power, Early Settlers of Sangamon County.
32. Illinois State Journal, 29 February 1855.
33. "U.S. Census, 1860."
34. Illinois State Journal, 23 December 1907, 6.
35. "U.S. Census, Springfield, Illinois, 1870." MS, Illinois State Archives.
36. "U.S. Census, 1860," 133.

37. Illinois State Journal, 12 February 1923, 8.
38. Warranty Deed, October 10, 1882, Deed Book, Sangamon County Courthouse.
39. Joseph Wallace, Past and Present of the City of Springfield and Sangamon County, Illinois (Chicago: n.p., 1904).
40. Illinois State Journal, 15 June 1894.
41. Warranty Deed, February 1, 1886; Warranty Deed, April 13, 1888. Deed Books, Sangamon County Courthouse.
42. Wallace, Past and Present.
43. Marriage Records, Sangamon County Clerk's Office, January 11, 1861, License Number 1286, Sangamon County Courthouse.
44. Buck and Kriegh's City Directory, for the Year 1859, 48; Williams' Springfield Directory City Guide, and Business Mirror for 1860-61, 89; Springfield City Directory and Business Mirror for 1866.
45. Illinois State Journal, 17 September 1883, p. 4, col. 3.
46. Warranty Deed, January 23, 1889, Sangamon County Courthouse.
47. Springfield Duplex City Directory 1890-91, (St. Louis, Mo.: Benson Bros., 1891).
48. Marriage Records, County Clerk's Office, Volume B. License Number 14791, Sangamon County Courthouse.
49. Warranty Deed, July 9, 1948, Deed Book, Sangamon County Courthouse.
50. Insurance Maps of Springfield, Illinois, 1941, Plate 159.
51. Illinois State Journal, 11 March 1974, 37.
52. Warranty Deed, November 6, 1974, Deed Book, Sangamon County Courthouse.
53. City of Springfield, Sangamon County, Illinois, 1854.
54. Springfield, Illinois. Sanborn Map and Publishing Company February 1884, Plate 11.
55. Sanborn-Perris Map and Publishing Company, February 1890, Plate 9.

56. Insurance Maps of Springfield, Illinois, 1896, Plate 15.
57. Insurance Maps of Springfield, Illinois, 1917, Plate 158.
58. Insurance Maps of Springfield, Illinois, 1941, Plate 116.
59. Insurance Maps of Springfield, Illinois, 1952, Plate 159.
60. Minimum Tariff of Rates, Adopted by the Board of Fire Underwriters, Springfield, Illinois, October 1866, 89.
61. Rules and Regulations and Tariff of Rates of the Springfield, Illinois, Local Board of Fire Underwriters, June 1891, 389.
62. Rules and Regulations and Tariff of Rates of the Springfield, Illinois, Local Board of Fire Underwriters, April 1899, 145.
63. A. Ruger Panorama, circa 1867.
64. Beck and Pauli Panorama, circa 1872.
65. Augustus Koch Panorama, circa 1872.

CHAPTER 9

BLOCK 10, LOTS 11, 12, AND 13



Land ownership, Elijah Iles' Addition to Springfield, ca. 1860.



Ruger, A., artist. Springfield, Illinois; Drawn from Nature by
A. Ruger. Chicago: n.p., 1867.



Beck and Pauli, artists. Map of Springfield. Milwaukee: A. C. Geiseler and Co., n.d.(circa 1872). Courtesy of Illinois State Historical Society, Springfield, Illinois.



Koch, Augustus, artist. Panorama. n.p., n.d, (circa 1872). Courtesy of Illinois State Historical Library, Springfield, Illinois.

CHAPTER 9

BLOCK 10, LOTS 11, 12, AND 13

I. Historical Data/Recommendations

Lots 11, 12, and 13 of Block 10, Elijah Iles Addition to the city of Springfield were vacant lots during the Lincoln era. The 1854 map of the city of Springfield indicated no buildings on the three lots in the center of Block 10.¹ The 1858 map indicated these lots were still unimproved four years later.² James M. Morse purchased these lots as real estate investments; however, sale prices indicate that he did not build houses on them. Since he did not sell the lots until 1863, it is apparent that there were no structures on the lots during the Lincolns' residency at 8th and Jackson.

Currently, these lots are vacant. They are part of the site, but not of the historic zone.³ The Historic Grounds Report recommended that vacant lots be developed with appropriate plantings and screen plantings, to further isolate the site from the surrounding business area.⁴

II. Lot 11, Block 10

A. Legal Description and Chain of Title

Elijah Iles and his wife sold Lots 11 and 12 to Hugh G. Glenn for \$279 on May 3, 1836.⁵ Hugh Glenn and his wife sold the two lots to James M. Morse via Trust Deed for \$300 in April 1850.⁶ This transaction was not complete, however, until Isaac A. Hawley and his wife released their undivided half-interest in the property on October 15, 1851.⁷ Henson Lyon purchased Lots 11 and 12 from James Morse for \$1,000 in April of 1863.⁸ In May 1868, Henson Lyon's executor issued a deed to Lot 11 to Thomas Crafton upon receipt of \$2,975.⁹ This increase in the value of the lot indicates Henson Lyon constructed the house on the property sometime between 1863 and 1867.

Thomas Crafton sold Lot 11 to Ervin Clark for the same amount on April 29, 1869.¹⁰ Ervin Clark and his wife sold Lot 11 to Anna Cullom for \$3,900 on July 1, 1874.¹¹ Anna Cullom and her husband transferred the property to Frank Kennedy for \$1,400 in 1879.¹² Mary Walsh paid Frank Kennedy \$2,000 for Lot 11 in 1884.¹³ Mary Walsh transferred her ownership to John Walsh for the sum of \$1.00 on January 19, 1898, and John and Mary Walsh conveyed this lot to Mary Scanlon on November 27, 1940, for \$1.00.¹⁴

On August 2, 1945, Mary Scanlon transferred title to Lot 11 to Wilma Grimmett for \$1.00.¹⁵ On the same day Anna Grimmett conveyed ownership of the lot to Anna L. Brooks for \$1.00.¹⁶ Anna Brooks McMann and Harold McMann transferred Lot 11, Block 10 to Harry H. Harding for \$5.00 in 1946.¹⁷ Harry Harding and his wife sold Lot 11 to Marguerite W. Skaggs for \$10.00 on December 7, 1951.¹⁸ Virginia Vandervoort conveyed ownership of Lot 11 to Michael Bartolomucci and his wife on December 31, 1956.¹⁹ Michael Bartolomucci placed title to Lot 11 in a trust with the Illinois National Bank of Springfield in 1959.²⁰

The Illinois National Bank conveyed title to Lot 11 to the city of Springfield on January 31, 1961, via a Trustee's Deed.²¹ Frank J. Mason issued a Warranty Deed to the city of Springfield for his interest in Lot 11 on February 1, 1961.²² The city of Springfield sold Lot 11 to the State of Illinois on December 23, 1969.²³ The State of Illinois contributed Lot 11 to the United States of America on October 10, 1972.²⁴

B. Changes to House and Outbuildings Detailed by the Sanborn Fire Insurance Maps

Sanborn Map of 1884

A two-story building measuring approximately 30 by 45 feet sat on Lot 11. To the rear of the lot a two-story outbuilding was constructed. This building had one-story additions on the north and south elevations.²⁵

Sanborn-Perris Map of 1890

The two-story building at the rear of the lot was reduced to one story.²⁶

Sanborn-Perris Map of 1896

At the rear of the lot, the one-story ell on the south side of the structure was removed. The main section was raised to one and on-half stories and was identified as a stable.²⁷

Sanborn Map of 1917

No changes were indicated from 1896 to 1917.²⁸

Sanborn Map of 1941

No changes were indicated from 1917 to 1941.²⁹

Sanborn Map of 1952

The porch on the southwest corner of the house and the adjoining room on the north side of the house were removed. The stable at the rear of the lot was removed also.³⁰

C. Structural Data Revealed by Insurance Rates

The Minimum Tariff of Rates adopted by the Fire Underwriters of the city of Springfield in 1866 indicated a wood frame house on Lot 11, Block 10.³¹ The December 1, 1879, Minimum Tariff of Rates identified a two-story frame building at 423 South 9th Street.³² The 1891 Rules and Regulations repeated this information, but the address was given as 421 South 9th Street.³³ The 1899 Rules and Regulations also noted a two-story frame building at 421 South 9th Street.³⁴

D. Photographs and Panoramas

Ruger Panorama

The Ruger Panorama, circa 1867, was drawn from the southeast. The artist indicated a small one-and-one-half-story house with a gable roof on the lot. One window was indicated in the gable on the east elevation. A single-story addition with a shed roof was attached on the north side of the house. Two trees grew at the rear of the lot.³⁵

Beck and Pauli Panorama

According to the circa 1872 Beck and Pauli panorama, a two-story house sat on this lot. The main section of the house was rectangular in shape and ran on an east-west axis. The house had a gable roof. A two-story gabled ell extended from the center of the house's south elevation. One window was indicated on the first story of the south elevation of the main section of the house. The artist depicted a window on both the first and second stories of the south elevation of the ell. A window or door was also indicated in the center of the first story of the east elevation of the house, the side which faced South 9th Street. There were two trees in the yard directly behind the house. A one-and-one-half-story outbuilding sat at the rear of the lot near the alley.

Augustus Koch Panorama

This panorama was a view from the northeast. The house was a two-story structure which ran on an east-west axis. It had a gable roof with a chimney in the center. A two-story gabled ell extended from the center of the south elevation of the house. A one-story porch ran along the entire length of the east elevation of this addition. The artist drew two windows on both the first and second stories of the east elevation of the main section of the house. One window was indicated on both the first and second stories of the east elevation of the ell, also. No supporting structures or vegetation were indicated in this panorama.³⁷

III. Lot 12, Block 10

A. Legal Description and Chain of Title

Elijah and Malinda Iles sold Lots 11 and 12 to Hugh G. Glenn for \$279 on May 3, 1836.³⁸ James M. Morse purchased these lots through a Trustee's Deed on April 13, 1850, for \$250.³⁹ Isaac Hawley and his wife released their interest in the two lots via Quitclaim Deed for the price of \$250.⁴⁰ James Morse sold the lots to Henson Lyon for \$1,000 on April 18, 1863.⁴¹ Harrison Lyon, as executor of his father's estate, sold Lot 12 to Peter Berriman for \$3,000 on May 14, 1868.⁴² This sale price indicates that Henson Lyon built a house on this lot.

The Chancery Court ordered Peter Berriman's property sold due to his failure to pay the mortgage in 1879. Lot 12 was sold at public auction to Virginia E. Ragland, who paid \$2,572 for the property.⁴³ Seven days later, Ragland sold Lot 12 to John L. Burke for \$1,270.⁴⁴ John Burke transferred ownership of Lot 12 to Herbert Wolkert for \$1.00 on October 1, 1920.⁴⁵ Gertrude E. Shreves bought the property from Herbert Wolkert for \$1.00 on October 22, 1937.⁴⁶ Gertrude Shreves sold her interest in Lot 12 to Carl Hacker for \$10.00 on April 23, 1951.⁴⁷

Carl Hacker and his wife placed their property in a trust in the Illinois National Bank of Springfield on April 16, 1959.⁴⁸ The city of Springfield purchased Lot 12 from the Illinois National Bank on January 31, 1961.⁴⁹ Frank Mason and his wife transferred their interest in Lot 12 on February 1, 1961.⁵⁰ The city of Springfield sold Lot 12 to the State of Illinois on December 23, 1969.⁵¹ The state deeded Lot 12 to the United States of America on October 10, 1972.⁵²

B. Changes to House and Outbuildings Detailed by the Sanborn
Fire Insurance Maps

Sanborn Map of 1884

A two-story structure measuring approximately 35 by 45 feet sat on Lot 12, Block 10. There were two structures at the rear of the lot. One was in the northwest corner and was two stories tall. A second structure was attached to the south elevation of the first outbuilding. It was one story tall and extended to the property line.⁵³

Sanborn-Perris Map of 1890

A comparison with the 1884 map indicates no changes or additions to structures on this lot.⁵⁴

Sanborn-Perris Map of 1896

The two-story structure in the northwest corner of the lot was reduced to one story. It was identified as a stable. The building on the south portion of the lot was partitioned into two rooms.⁵⁵

Sanborn Map of 1917

By 1917, the one-story sheds that were attached to the stable were removed.⁵⁶

Sanborn Map of 1941

All outbuildings were removed from the rear of the lot by 1941.⁵⁷

C. Structural Data Revealed by Insurance Rates

The Minimum Tariff of Rates adopted by the Fire Underwriters of the city of Springfield in 1866 indicated a wood frame dwelling was on Lot 12, Block 10.⁵⁸ The December 1, 1879, Minimum Tariff of Rates identified a two-story frame dwelling at 419 South 9th Street. The owner-occupant was John L. Burke.⁵⁹

D. Panoramas and Photographs

Ruger Panorama

In this panorama sketched circa 1867, a two-story house with a gable roof was shown on Lot 12. A two-story ell, also gable-roofed, extended in a north-south direction from the rear section of the south elevation of the house. A one-story roofed porch extended the full length of the east elevation of this addition. The artist drew two windows on the second story of the east elevation of the main house, and two windows on the first story of this elevation. A window was indicated on the second story of the east elevation of the addition. There were two windows in the gable of the south elevation of the ell. One tree grew in the back yard.⁶²

Beck and Pauli Panorama

A two-story structure was illustrated on the lot in this circa 1872 panorama. This building had a gable roof and a chimney in the center of the roof. The main section of the house ran on an east-west axis. A two-story ell extended from the center of the south elevation of the house. This addition also had a gable roof. The panorama showed one window in the gable of the east elevation of the main part of the house, and one window on the second story of the south elevation of the house. A window was pictured in the center of the south elevation of the ell.

A square-shaped one-story support structure sat at the rear of the lot near the alley. Two trees grew in the back yard between the house and the outbuildings at the rear of the lot.⁶³

Augustus Koch Panorama

The circa 1872 Augustus Koch panorama illustrated a two-story gabled house with an addition on the south elevation. This house was identical in every detail to the house drawn on Lot 11. A two-story, gabled outbuilding sat at the rear of the lot. Koch showed no vegetation on this lot.⁶⁴

IV. Lot 13, Block 10

A. Legal Description and Chain of Title

Elijah Iles sold Lot 13 to James M. Morse for \$500 on March 1, 1853.⁶⁵ James Morse also owned Lot 14. The north twenty feet of Lot 14 formed part of the large lot on which James Morse built his two houses. (See Chapter 7, Figure 1.) The south twenty feet of Lot 14

was combined with Lot 13 and was sold as a single property to Lewis Brown for \$800 in 1863.⁶⁶ Brown sold this property to Mattie E. Barrett and her husband for \$3,000 on April 11, 1864.⁶⁷ This sale price indicated Lewis Brown built a house on the property before he sold it.

Isabella Bradford purchased Lot 13 and the south half of Lot 14 from the Barretts on December 15, 1881, for \$2,000.⁶⁸ William C. Smith paid Isabella Bradford \$3,000 for this lot on September 19, 1883.⁶⁹ Thomas E. Smith inherited one-eighth interest in the lot from his father, William C. Smith. Thomas Smith and his wife sold their undivided interest in the property to Mary C. Waite for \$125 on May 19, 1900.⁷⁰ Richard P. Smith and his wife sold their interest in Lot 13 and the south half of Lot 14 to John A. Barker for \$300 on September 26, 1901.⁷¹ John D. Smith and his wife sold their one-eighth interest to Mary C. Waite for \$300.⁷² William J. Smith, et al., finally sold the entire property to Edward L. Harding for \$2,800 on April 21, 1902.⁷³

On July 11, 1903, Harding sold the south one-half of Lot 14 and the north ten feet of Lot 13 to Mary F. Nettle.⁷⁴ This was the portion of the original lot on which the house had been built. Mary Nettle sold her property to George R. Richardson for \$4,600 on August 26, 1904.⁷⁵ George Richardson and his wife transferred their lot to Mary E. Richardson for \$1.00 on June 7, 1909.⁷⁶ Mary Richardson and others sold the north ten feet of Lot 14 and the south twenty feet of Lot 14 to Michael Gaffigan on July 2, 1910, for \$3,700.⁷⁷ On March 2, 1911, Michael Gaffigan sold the property to Clara L. Smith for \$2,450.⁷⁸ Clara Smith conveyed the lot to Albert Carswell on May 15, 1928, for \$1.00.⁷⁹ Albert Carswell transferred the property to Carl F. Schnerring for \$1.00 on May 2, 1938.⁸⁰ Schnerring transferred title to his property to Adam Molas for \$1.00 on August 29, 1944.⁸¹ Adam Molas sold the property to Carl E. Scheina for \$1.00 on February 14, 1945.⁸² Scheina sold the north ten feet of Lot 13 and the south twenty feet of Lot 14 to Pearl L. Williams for \$2.00 on March 29, 1955.⁸³ Pearl Williams sold the property to Meredith Rhule on December 31, 1956.⁸⁴ The executor of Meredith Rhule's estate sold the north ten feet of Lot 13 and the south twenty feet of Lot 14 to the United States of America on November 6, 1974.⁸⁵

In 1904 Edwin L. Harding sold the south thirty feet of Lot 13 to Jannett S. Waring for \$1,200.⁸⁶ The executor of Jannett Waring's estate sold the south thirty feet of Lot 13 to Blackburn University for \$1,750 on January 23, 1935.⁸⁷ Blackburn University sold the property to John P. Kinsley for \$1,120 on October 10, 1939.⁸⁸ Kinsley transferred the property to Carl J. Hacker at no cost on March 25, 1944.⁸⁹

Carl Hacker placed the south thirty feet of Lot 13 in a trust with the Illinois National Bank on April 16, 1959.⁹⁰ Frank J. Mason

transferred his interest in the property to the city of Springfield on February 1, 1961.⁹¹ The Illinois National Bank Trust Department issued a Trustee's Deed to the city of Springfield on January 31, 1961.⁹² The city of Springfield sold the lot to the State of Illinois on December 23, 1968.⁹³ The state conveyed the south thirty feet of Lot 13 to the United States of America via Quitclaim Deed on October 10, 1972.⁹⁴

B. Changes to House and Outbuildings Detailed by the Sanborn Fire Insurance Maps

Sanborn Map of 1884

A narrow rectangular dwelling was indicated on the Sanborn map of 1884. The building was two stories tall and was roofed with wood shingles. A tin-roofed porch was indicated on the front of the house facing 9th Street. A one-story ell was attached to the west elevation of the house. The addition had a single-story porch on the south elevation.

There was a two-story outbuilding at the rear of the lot on the alley. This structure overlapped the lot boundary line with the Morse property to the north. This building was roofed with wood shingles. A one-story barn or stable was attached to the south elevation of this structure. Another single-story outbuilding was located in the southwest corner of the lot. Wood shingles covered this building also.⁹⁵

Sanborn-Perris Map of 1890

No changes were indicated on this map.⁹⁶

Sanborn-Perris Map of 1896

The one-story addition at the rear of the house was raised to one and one-half stories. The porch on the south elevation was extended to make an L-shaped porch which wrapped around the southwest corner of the one-and-one-half-story ell. A single-story ell was added to the rear of the first addition. This porch and the small one-story addition were tin-roofed.⁹⁷

Sanborn Map of 1917

By 1917 the single-story front porch was a two-story porch. The L-shaped porch on the southwest corner of the house was partially removed, leaving a small one-story tin-roofed porch on the north side

of the west elevation of the house. A one-and-one-half-story wood-shingled barn was located in the northwest corner of the lot. There was a one-story shed in the southwest corner of the lot. This shed was also covered with wood shingles.

There was a second house on the lot. The house was one and one-half stories tall and covered with wood shingles.

A single-story wood shingled porch was attached to the front of the structure. A small room was attached to the rear of the house. A tin roof covered the small room.⁹⁸

Sanborn Map of 1941

By 1941 the one-and-one-half-story dwelling was covered with a tin roof. Two garages had been constructed at the rear of the lots. The garage behind the original house was one story in height and roofed with tin. This rectangular structure was situated on a north-south axis. The garage behind the second house was situated on an east-west axis. This garage was two stories tall and tin-roofed.⁹⁹

C. Structural Data Revealed by Insurance Rates

The 1866 Minimum Tariff of Rates indicated a wooden dwelling on the lot.¹⁰⁰ The 1891 Rules and Regulations of the Board of Fire Underwriters listed a two-story dwelling at 413 South 9th Street.¹⁰¹ The Rules and Regulations of 1899 repeated this information.¹⁰²

D. Panoramas and Photographs

Ruger Panorama

The Ruger panorama was sketched in 1867. A narrow two-story rectangular house sat on an east-west axis. One chimney was indicated on the eastern end of the gable roof. Ruger showed three windows on the second story of the south elevation, and one window and one door on the south elevation. He drew two windows on the second story of the east elevation. A one-story outbuilding with a gable roof was pictured in the southwest corner of the lot next to the alley. One tree grew in the northwest corner of the lot near the alley.¹⁰³

Beck and Pauli Panorama

This circa 1872 view from the southeast indicated a square building with what appeared to be a flat roof on this lot. Two trees grew in the back yard.¹⁰⁴

Augustus Koch Panorama

The Koch panorama was drawn from the northeast circa 1872. A narrow two-story house with a gable roof was indicated on the lot. A chimney was indicated in the center of the roof. A single-story addition with a gable roof was attached to the rear of the house. Koch pictured four windows on both the first and second stories of the north elevation of the building, and three windows on the second story of the east elevation. There were two windows on the east elevation, and a door was located on the left side of the east elevation.¹⁰⁵

NOTES

CHAPTER 9

1. City of Springfield, Sangamon County, Illinois, 1854.
2. City of Springfield, Sangamon County, Illinois, 1858.
3. Harvey and Clarke, Historic Grounds Report, 2.
4. Ibid., 169.
5. Warranty Deed, May 3, 1836, Sangamon County Deed Book J, Sangamon County Courthouse, 141.
6. Trust Deed, April 3, 1850, Sangamon County Deed Book DD, Sangamon County Courthouse, 542.
7. Quitclaim Deed, October 15, 1851, Sangamon County Deed Book HH, Sangamon County Courthouse, 10.
8. Warranty Deed, April 18, 1863, Sangamon County Deed Book 15, Sangamon County Courthouse, 27.
9. Warranty Deed, May 14, 1868, Sangamon County Deed Book 34, Sangamon County Courthouse, 383.
10. Warranty Deed, April 29, 1869, Sangamon County Deed Book 37, Sangamon County Courthouse, 320.
11. Warranty Deed, July 1, 1874, Sangamon County Deed Book 51, Sangamon County Courthouse, 201.
12. Warranty Deed, May 22, 1879, Sangamon County Deed Book 66, Sangamon County Courthouse, 98.
13. Warranty Deed, December 3, 1884, Sangamon County Deed Book 77, Sangamon County Courthouse, 233.
14. Warranty Deed, January 19, 1898, Sangamon County Deed Book 102, Sangamon County Courthouse, 258; Warranty Deed, November 27, 1940, Sangamon County Deed Book 298, Document Number 192318, Sangamon County Courthouse, 440.
15. Warranty Deed, August 2, 1945, Sangamon County Deed Book 325, Document Number 210298, Sangamon County Courthouse, 1.

16. Warranty Deed, August 2, 1945, Sangamon County Deed Book 325, Sangamon County Courthouse, 29.
17. Warranty Deed, July 16, 1946, Sangamon County Deed Book 339, Sangamon County Courthouse, 352
18. Warranty Deed, December 7, 1951, Sangamon County Deed Book 433, Sangamon County Courthouse, 220.
19. Warranty Deed, December 31, 1956, Sangamon County Deed Book 514, Document Number 268426, Sangamon County Courthouse, 141.
20. Warranty Deed, January 15, 1959, Sangamon County Deed Book 534, Document Number 227353, Sangamon County Courthouse, 537.
21. Trust Deed, January 31, 61, Sangamon County Deed Book 555, Sangamon County Courthouse 287249, Sangamon County Courthouse, 577.
22. Warranty Deed, February 1, 1961, Sangamon County Deed Book 555, Document Number 287250, Sangamon County Courthouse, 578.
23. Warranty Deed, December 23, 1969, Sangamon County Deed Book 621, Document Number 327624, Sangamon County Courthouse, 845.
24. Quitclaim Deed, October 10, 1972, Sangamon County Deed Book 655, Document Number 350787, Sangamon County Courthouse, 998.
25. Springfield, Illinois. Sanborn Map & Publishing Co., February 1884, Plate 11.
26. Sanborn-Perris Map & Publishing Co., February 1890, Plate 8.
27. Insurance Maps of Springfield, Illinois, 1896, Plate 115.
28. Insurance Maps of Springfield, Illinois, 1917, Plate 158.
29. Insurance Maps of Springfield, Illinois, 1941, Plate 116.
30. Insurance Maps of Springfield, Illinois, 1952, Plate 159.
31. Minimum Tariff of Rates Adopted by the Board of Fire Underwriters of Springfield, Illinois, October 1866, 58.
32. Minimum Tariff of Rates Adopted by the Underwriters' Union of Springfield, Illinois, December 1st, 1879, 187.
33. Rules and Regulations and Tariff of Rates of the Springfield, Illinois, Local Board of Fire Underwriters, June 1891, 116.

34. Rules and Regulations and Tariff of Rates of the Springfield, Illinois, Local Board of Fire Underwriters, April 1899, 145.
35. A. Ruger Panorama, circa 1867.
36. Beck and Pauli Panorama, circa 1872.
37. Augustus Koch Panorama, circa 1872.
38. Warranty Deed, May 3, 1836, Sangamon County Deed Book J, Sangamon County Courthouse, 141.
39. Trustees Deed, April 13, 1850, Sangamon County Deed Book DD, Sangamon County Courthouse, 542.
40. Quitclaim Deed, October 15, 1851, Sangamon County Deed Book HH, Sangamon County Courthouse, 10.
41. Warranty Deed, April 18, 1863, Sangamon County Deed Book 15, Sangamon County Courthouse, 27.
42. Deed, May 14, 1968, Sangamon County Deed Book 56, Sangamon County Courthouse, 96.
43. Deed, April 21, 1879, Sangamon County Deed Book 59, Sangamon County Courthouse, 64.
44. Warranty Deed, April 28, 1879, Sangamon County Deed Book 64, Sangamon County Courthouse, 74.
45. Warranty Deed, October 1, 1920, Sangamon County Deed Book 188, Document Number 126506, Sangamon County Courthouse, 238.
46. Warranty Deed, October 22, 1937, Sangamon County Deed Book 283, Document Number 182112, Sangamon County Courthouse, 27.
47. Warranty Deed, April 23, 1851, Sangamon County Deed Book 423, Document Number 241479, Sangamon County Courthouse, 136.
48. Warranty Deed, April 16, 1859, Sangamon County Deed Book, Document Number 278547, Sangamon County Courthouse.
49. Trust Deed, January 13, 1861, Sangamon County Deed Book, Document Number 287249, Sangamon County Courthouse.
50. Warranty Deed, February 1, 1861, Sangamon County Deed Book, Document Number 287250, Sangamon County Courthouse.
51. Warranty Deed, December 23, 1861, Sangamon County Deed Book, Document Number 327624, Sangamon County Courthouse.

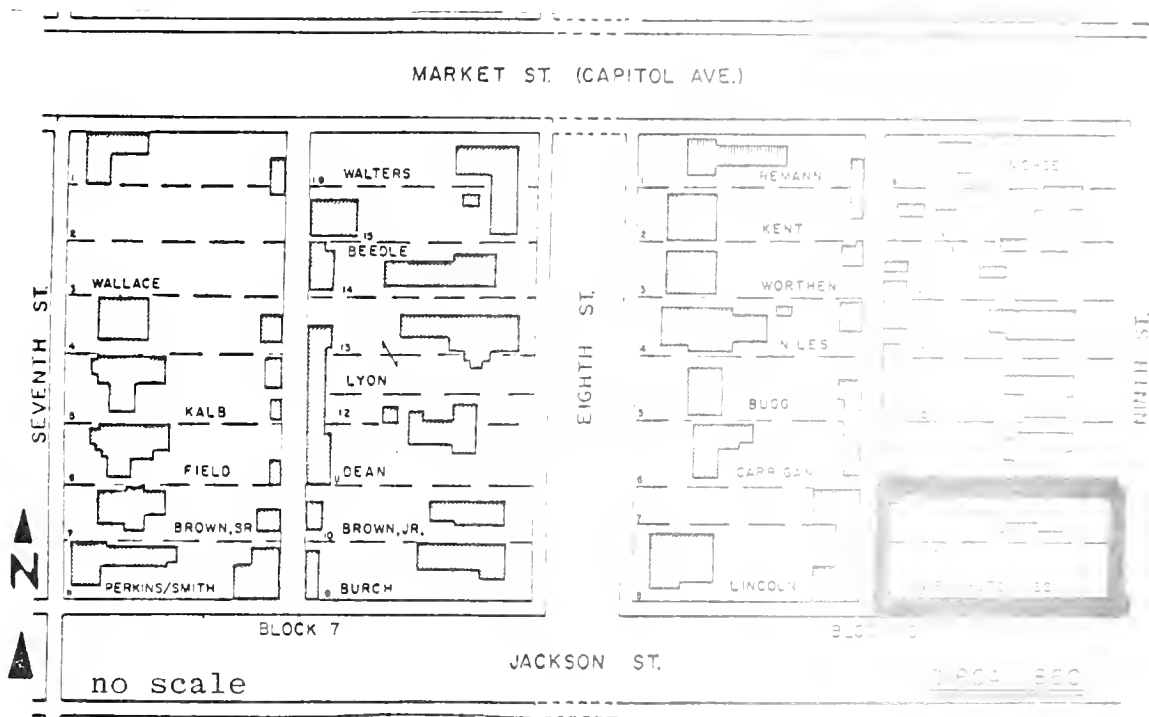
52. Quitclaim Deed, October 10, 1872, Sangamon County Deed Book, Document Number 350782, Sangamon County Courthouse.
53. Springfield, Illinois. Sanborn Map & Publishing Co., February 1884, Plate 11.
54. Sanborn-Perris Map & Publishing Co., February 1890, Plate 8.
55. Insurance Maps of Springfield, Illinois, 1896, Plate 115.
56. Insurance Maps of Springfield, Illinois, 1917, Plate 158.
57. Insurance Maps of Springfield, Illinois, 1941, Plate 116.
58. Minimum Tariff of Rates Adopted by the Board of Fire Underwriters of Springfield, Illinois, October 1866, 58.
59. Minimum Tariff of Rates Adopted by the Underwriters' Union of Springfield, Illinois, December 1st, 1879, 187.
60. Rules and Regulations and Tariff of Rates of the Springfield, Illinois, Local Board of Fire Underwriters, June 1891, 116.
61. Rules and Regulations and Tariff of Rates of the Springfield, Illinois, Local Board of Fire Underwriters, April 1899, 145.
62. A. Ruger Panorama, circa 1867.
63. Beck and Pauli Panorama, circa 1872.
64. Augustus Koch Panorama, circa 1872.
65. Warranty Deed, March 1, 1853, Sangamon County Deed Book KK, Sangamon County Courthouse, 344.
66. Warranty Deed, July 6, 1863, Sangamon County Deed Book 15, Sangamon County Courthouse, 523.
67. Warranty Deed, April 11, 1864, Sangamon County Courthouse 18, Sangamon County Courthouse, 356.
68. Warranty Deed, December 15, 1881, Sangamon County Deed Book 70, Sangamon County Courthouse, 302.
69. Warranty Deed, September 19, 1883, Sangamon County Deed Book 74, Sangamon County Courthouse, 499.
70. Warranty Deed, May 19, 1900, Sangamon County Deed Book 109, Sangamon County Courthouse, 408.

71. Warranty Deed, September 26, 1901, Sangamon County Deed Book 112, Sangamon County Courthouse, 608.
72. Warranty Deed, December 13, 1901, Sangamon County Deed Book 114, Sangamon County Courthouse, 46.
73. Warranty Deed, April 21, 1902, Sangamon County Deed Book 106, Sangamon County Courthouse, 500.
74. Warranty Deed, July 11, 1903, Sangamon County Deed Book 117, Sangamon County Courthouse, 573.
75. Warranty Deed, August 26, 1904, Sangamon County Deed Book 128, Document Number 78946, Sangamon County Courthouse, 526.
76. Warranty Deed, June 7, 1909, Sangamon County Deed Book 142, Document Number 91104, Sangamon County Courthouse, 197.
77. Warranty Deed, July 2, 1910, Sangamon County Deed Book 145, Document Number 95488, Sangamon County Courthouse, 541.
78. Warranty Deed, March 2, 1911, Sangamon County Deed Book 145, Document Number 95488, Sangamon County Courthouse, 71.
79. Warranty Deed, May 15, 1928, Sangamon County Deed Book 143, Document Number 158334, Sangamon County Courthouse, 8.
80. Warranty Deed, May 2, 1938, Sangamon County Deed Book 281, Document Number 183558, Sangamon County Courthouse, 258.
81. Warranty Deed, August 29, 1944, Sangamon County Deed Book 320, Document Number 206311, Sangamon County Courthouse, 36.
82. Warranty Deed, February 14, 1945, Sangamon County Deed Book 320, Document Number 208128, Sangamon County Courthouse, 538.
83. Warranty Deed, March 29, 1855, Sangamon County Deed Book, Document Number 259518, Sangamon County Courthouse.
84. Warranty Deed, December 31, 1956, Sangamon County Deed Book, Document Number 268352, Sangamon County Courthouse.
85. Warranty Deed, November 6, 1974, Sangamon County Deed Book, Document Number 366480, Sangamon County Courthouse.
86. Warranty Deed, August 26, 1904, Sangamon County Deed Book 124, Sangamon County Courthouse, 164.

87. Deed, January 23, 1935, Sangamon County Deed Book 268, Document Number 173643, Sangamon County Courthouse, 159.
88. Warranty Deed, October 10, 1939, Sangamon County Deed Book 291, Document Number 188306, Sangamon County Courthouse, 421.
89. Warranty Deed, March 25, 1944, Sangamon County Deed Book 316, Document Number 204308, Sangamon County Courthouse, 344.
90. Warranty Deed, April 16, 1959, Sangamon County Deed Book 537, Document Number 278547, Sangamon County Courthouse, 83.
91. Warranty Deed, February 1, 1961, Sangamon County Deed Book 555, Document Number 287250, Sangamon County Courthouse, 577.
92. Trust Deed, January 31, 1961, Sangamon County Deed Book 555, Document Number 287249, Sangamon County Courthouse, 576.
93. Warranty Deed, December 23, 1968, Sangamon County Deed Book 621, Document Number 327624, Sangamon County Courthouse, 851.
94. Quitclaim Deed, October 10, 1972, Sangamon County Deed Book 656, Document Number 350787, Sangamon County Courthouse, 03.
95. Springfield, Illinois. Sanborn Map & Publishing Co., February 1884, Plate 11.
96. Sanborn-Perris Map & Publishing Co., February 1890, Plate 8.
97. Insurance Maps of Springfield, Illinois, 1896, Plate 115.
98. Insurance Maps of Springfield, Illinois, 1917, Plate 158.
99. Insurance Maps of Springfield, Illinois, 1941, Plate 116.
100. Minimum Tariff of Rates Adopted by the Board of Fire Underwriters of Springfield, Illinois, October 1866, 58.
101. Rules and Regulations and Tariff of Rates of the Springfield, Illinois, Local Board of Fire Underwriters, June 1891, 116.
102. Rules and Regulations and Tariff of Rates of the Springfield, Illinois, Local Board of Fire Underwriters, April 1899, 145.
103. A. Ruger Panorama, circa 1867.
104. Beck and Pauli Panorama, circa 1872.
105. Augustus Koch Panorama, circa 1872.

CHAPTER 10

BLOCK 10, LOTS 9 AND 10



Land ownership, Elijah Iles' Addition to Springfield, ca. 1860.



Ruger, A., artist. Springfield, Illinois: Drawn from Nature by A. Ruger. Chicago: n.p., 1867.



Beck and Pauli, artists. Map of Springfield. Milwaukee: A. C. Geiseler and Co., n.d.(circa 1872). Courtesy of Illinois State Historical Society, Springfield, Illinois.



Koch, Augustus, artist. Panorama. n.p., n.d, (circa 1872). Courtesy of Illinois State Historical Library, Springfield, Illinois.

CHAPTER 10

BLOCK 10, LOTS 9 & 10

I. Historical Data

A. Recommendations

Lots 9 and 10 are now vacant. They will be landscaped with screen plantings to buffer the park from the surrounding area.¹

B. Significance

The 1854 and 1858 maps of the city of Springfield indicated that Lot 9, the lot directly behind the Lincoln Home, was a vacant lot.² There was a small house located on Lot 10. Three individuals, all tenants, have been documented as residents of the house on Lot 10 from 1840-1860. They were James Gourley, Mrs. Felicitie Kercheval, and Guy Hotchkiss. During the Lincoln era the owners of Lots 9 and 10 did not live on the property. Lots 9 and 10 were sold as a unit until 1889.

C. Legal Description and Chain of Title

On May 15, 1837, Elijah Iles and his wife sold Lots 9 and 10 to Mildford O. Reeves for \$190.³ Reeves sold Lots 9 and 10 to Cyrus G. Sanders for \$800 on June 13, 1838.⁴ At a sheriff's sale of Sanders' property in 1842, Archibald Traylor purchased Lots 9 and 10.⁵ On January 23, 1845, Traylor sold an undivided one-half interest in Lots 9 and 10 to Frederick Myer for \$36.00.⁶ Frederick Myer and his wife sold Lots 9 and 10 to John Fretz for \$375 in 1854.⁷ On July 11, 1855, John Fretz sold Lots 9 and 10 to Ebenezer Wood for \$1,000.⁸ Wood sold Lots 9 and 10 to Elias K. Owen for \$1,400 on December 24, 1856.⁹ Owen sold Lots 9 and 10 to George R. Rhodes in August of 1874 for \$1,000.¹⁰ To clear the title to the property, Sarah J. Owen, wife of Elias Owen, issued a Quitclaim Deed to George R. Rhodes on June 24, 1879.¹¹ George Rhodes transferred ownership of Lots 11 and 12 to his wife, Ella B. Rhodes, for \$1.00 on January 1, 1884.¹²

In 1889 Lots 9 and 10 were sold separately. Charles H. Breusing paid \$3,500 for Lot 9.¹³ In August of 1889, Mary Breusing purchased Lot 9 for \$3,500.¹⁴ On January 23, 1900, Mary Breusing sold Lot 9 to Patrick Giblin for \$3,000.¹⁵

In 1911, the property of Bridget A. Giblin was placed under the trusteeship of James A. Easley by the Chancery Court.¹⁶ On

February 12, 1912, the property was returned to the Giblin family when James A. Giblin paid \$5,500 for the property.¹⁷ James Giblin and his wife transferred Lot 9 to Edward P. Wright for \$1.00 on October 7, 1925.¹⁸ Wright transferred the property to Marie H. Giblin on the same day for the same amount.¹⁹ Two years later Marie Giblin and her husband transferred Lot 9 to Roy G. Troxell for \$1.00.²⁰ The Troxells conveyed Lot 9 to Clara B. Wood for \$1.00.²¹ Clara Wood transferred Lot 9 to Moses H. Cantrell for \$1.00 on July 16, 1930.²² Grady T. Cantrell inherited the property, then sold it to Frank Mason on July 30, 1958.²³ Frank Mason, et al., placed Lot 9 in a trust with the Illinois National Bank of Springfield on the 19th of September, 1958.²⁴ The Illinois National Bank conveyed Lot 9 to the city of Springfield on January 31, 1961.²⁵ The city of Springfield sold Lot 9 to the State of Illinois on December 23, 1968.²⁶ The state transferred the property to the United States of America on October 10, 1972.²⁷

Lot 10 was sold to Mary C. Waite for \$1,950 on November 7, 1889.²⁸ Mary C. Cochran and her husband transferred Lot 10 to the Illinois National Bank Trust Department on November 11, 1958.²⁹ The Illinois National Bank sold Lot 10 to the city of Springfield on January 31, 1961.³⁰ The State of Illinois purchased Lot 10 in 1968 and transferred it to the United States of America on October 10, 1972.³¹

D. People Associated with the House on Lot 10

James Gourley

James Gourley was a shoemaker who was born in Pennsylvania in 1805. The 1850 U. S. Census said Gourley lived in a residence on Lot 10, Block 10.³² The 1855-56 city directory listed his residence as a house on the corner of Jackson and South 9th Street.³³ By 1857, he had moved to Mason Street, however.

Felicite Kercheval

The 1857-58 Springfield city directory listed a widow, Mrs. F. Kircheval (Kercheval) as residing in a house at the northwest corner of 9th and Jackson.³⁴ The 1859 directory repeated this information.³⁵ In 1860, Felicite Kercheval boarded with Mrs. E. Owens on Madison Street.³⁶ It is possible that Mrs. Kercheval was a relative of the Owen family as they were the owners of the house on Lot 10 at the time that she resided there.³⁷

Guy Hotchkiss

Another tenant of the house on Lot 10 was Guy Hotchkiss. Little is known about Hotchkiss other than that on April 13, 1859, he joined a Springfield gold digging expedition to Pike's Peak.³⁸ He returned to Springfield on August 25, 1859, satisfied with his adventure but calling the gold digging craze "something of a humbug."³⁹ The 1860-61 city directory listed no occupation for him, but had him residing in a house at the northwest corner of the intersection of Jackson and 9th Streets.⁴⁰

George Rhodes

On August 5, 1874, George Rhodes purchased Lots 9 and 10.⁴¹ George Rhodes was a partner in "Rhodes and Bro." a local construction contractor.⁴² Rhodes and Bro. completed several construction jobs in the Lincoln neighborhood, including additions to the Lyon and Bugg residences.⁴³ It is likely that George Rhodes built the house on Lot 9 which appeared first on the Sanborn Map of 1884. George Rhodes moved into a house at the corner of 9th and Jackson in 1876.⁴⁴ He lived at this residence until 1884.

II. Architectural Data

A. Date and Cost of Construction

The 1854 map of the city of Springfield indicated a small rectangular house sitting on an east-west axis on Lot 10. A support structure was located in the northwest corner of the lot directly on the boundary with the alley.⁴⁵ If the increase from a sale price of \$190 in 1837 to \$800 in 1838 indicates improvements on the lot rather than speculative increases in land values, the house on Lot 10 was one of the first houses constructed on this block.⁴⁶

B. Changes to Houses and Outbuildings Detailed by the Sanborn Fire Insurance Maps

Sanborn Map of 1884

An L-shaped dwelling on an east-west axis stood on Lot 10. The base of the structure faced South 9th Street and extended in a southerly direction. This building was one-story tall and was covered with wood shingles. A single-story tin-roofed porch ran from the base of the ell to a one-room ell that was constructed in the center of the south elevation. A single-story shed with a tin roof stood in the northwest corner of the lot near the alley.

A two-story dwelling with a wood shingle roof was located on Lot 9. Two short two-story ells extended from the center of the north and south elevations, giving the structure a cross-shaped configuration. A single-story addition with a tin roof was attached to the ell on the south elevation. A one room addition filled in the southwest corner of the house. A single-story porch with a tin roof was located at the rear of the house. A one-story outbuilding stood at the rear of the lot on the alley line.⁴⁷

Sanborn-Perris Map of 1890

By 1890 a one-story porch with a wood shingle roof extended the length of the east elevation of the house on Lot 10. A single-story wood shingled porch was added to the east elevation of the house on Lot 9. The one-story porch at the rear of this residence was enlarged and extended to run the full length of the west elevation.⁴⁸

Sanborn-Perris Map of 1896

There were no changes to the house on Lot 10.

The rear porch of the house on Lot 9 was divided in half lengthwise. The interior half of the former large porch was enclosed and divided into two sections. The northern section was raised to one and one-half stories. The exterior half remained a porch.⁴⁹

Sanborn Map of 1917

There were no changes to the dwelling on Lot 10.

The front porch of the house on Lot 9 now wrapped around the southeast corner of the structure. It was now covered with a tin roof. The northern three-fourths of the back porch had been enclosed, leaving only a small open porch on the northwest corner of the house.⁵⁰

Sanborn Map of 1941

By 1941 there were two one-story garages at the rear of Lot 10, and the small shed in the northwest corner of the lot was removed. There were no changes in the configuration of either house, but the map indicated that the house on Lot 9 had been converted into an apartment building.⁵¹

C. Structural Data Revealed by Insurance Rates

The Minimum Tariff of Rates for 1866 listed Lot 9 as a vacant lot. It placed a wooden dwelling on Lot 10 of Block 10.⁵² The 1891 Rules and Regulations identified a 1-story wood dwelling at 429 South 9th Street (Lot 10) and a 2-story wood dwelling at 431 South 9th Street (Lot 9).⁵³ The 1899 Rules and Regulations repeated this information but changed the address of the house on Lot 10 to 427 South 9th Street.⁵⁴

D. Panoramas and Photographs

Ruger Panorama

The Ruger Panorama (circa 1867) pictured a rectangular one-story house on a north-south axis on a large lot at the corner of 9th and Jackson Streets. The house had a gable roof. Three trees were pictured in the back yard.⁵⁵

Beck and Pauli Panorama

This circa 1872 view from the southeast represented a two-story house with a gable roof in the extreme southeast corner of the lot. One window was indicated on the first and second stories on the south elevation of the house. A 1-story shed with a gable roof was located at the rear of the lot. This shed was rectangular in shape and ran parallel to the alley. Two trees grew in the center of the lot along Jackson Street.⁵⁶

Augustus Koch Panorama

This view from the northeast indicated a single-story structure in the northeast corner of the double lot. This house had a gable roof. A chimney was located at each end of the roof. Two windows were pictured on the north elevation of the structure. A doorway was indicated in the center of the east elevation with a window on each side.⁵⁷

NOTES

CHAPTER 10

1. City of Springfield, Sangamon County, Illinois, 1854.
2. City of Springfield, Sangamon County, Illinois, 1858.
3. Warranty Deed, May 15, 1837, Sangamon County Deed Book M, Sangamon County Courthouse, 568.
4. Warranty Deed, June 13, 1838, Sangamon County Deed Book N, Sangamon County Courthouse, 17.
5. Deed, May 16, 1843, Sangamon County Deed Book U, Sangamon County Courthouse, 256.
6. Deed, January 23, 1845, Sangamon County Deed Book W, Sangamon County Courthouse, 181.
7. Warranty Deed, February 11, 1845, Sangamon County Deed Book W, Sangamon County Courthouse, 229.
8. Warranty Deed, March 11, 1855, Sangamon County Deed Book TT, Sangamon County Courthouse, 345.
9. Warranty Deed, December 24, 1856, Sangamon County Deed Book KK, Sangamon County Courthouse, 345.
10. Warranty Deed, August 5, 1874, Sangamon County Deed Book 51, Sangamon County Courthouse, 260.
11. Quitclaim Deed, June 24, 1879, Sangamon County Deed Book 66, Sangamon County Courthouse, 485.
12. Warranty Deed, January 1, 1884, Sangamon County Deed Book 81, Sangamon County Courthouse, 71.
13. Warranty Deed, May 1, 1889, Sangamon County Deed Book 84, Sangamon County Courthouse, 347.
14. Warranty Deed, August 10, 1899, Sangamon County Deed Book 107, Sangamon County Courthouse, 247.
15. Warranty Deed, January 23, 1900, Sangamon County Deed Book 108, Sangamon County Courthouse, 150.

16. Trustee Deed, October 19, 1911, Sangamon County Deed Book 150, Document Number 99438, Sangamon County Courthouse, 308.
17. Warranty Deed, February 12, 1912, Sangamon County Deed Book 152, Document Number 100314, Sangamon County Courthouse, 10.
18. Warranty Deed, October 7, 1825, Sangamon County Deed Book 225, Document Number 147951, Sangamon County Courthouse, 500.
19. Warranty Deed, October 7, 1925, Sangamon County Deed Book 225, Document Number 147952, Sangamon County Courthouse, 501.
20. Warranty Deed, July 1, 1927, Sangamon County Deed Book 231, Document Number 151432, Sangamon County Courthouse, 60.
21. Warranty Deed, November 14, 1928, Sangamon County Deed Book 233, Document Number 155687, Sangamon County Courthouse, 507.
22. Warranty Deed, July 16, 1930, Sangamon County Deed Book, Document Number 161089, Sangamon County Courthouse, 104.
23. Warranty Deed, July 30, 1958, Sangamon County Deed Book 529, Document Number 275159, Sangamon County Courthouse, 538.
24. Warranty Deed, September 19, 1958, Sangamon County Deed Book 532, Document Number 276267, Sangamon County Courthouse, 287.
25. Trust Deed, January 31, 1961, Sangamon County Deed Book 555, Document Number 287249, Sangamon County Courthouse, 577.
26. Warranty Deed, December 23, 1968, Sangamon County Deed Book 621, Document Number 327624, Sangamon County Courthouse, 845.
27. Quitclaim Deed, October 10, 1972, Sangamon County Deed Book 655, Document Number 350787, Sangamon County Courthouse, 998.
28. Quitclaim Deed, November 7, 1889, Sangamon County Deed Book 86, Sangamon County Courthouse, 269.
29. Warranty Deed, November 14, 1958, Sangamon County Deed Book 533, Document Number 276605, Sangamon County Courthouse, 147.
30. Trust Deed, January 31, 1961, Sangamon County Deed Book 555, Document Number 287249, Sangamon County Courthouse, 576.
31. Quitclaim Deed, October 10, 1972, Sangamon County Deed Book, Document Number 350787, Sangamon County Courthouse.
32. "U.S. Census, 1850."

33. Springfield City Directory and Sangamon County Advertiser for 1855-56, 149.
34. Springfield City Directory, for 1857-58, 61.
35. Buck and Kriegh's City Directory for the Year 1859, Springfield, Illinois, 53.
36. Williams' Springfield Directory City Guide and Business Mirror, for 1860-61, 98.
37. See Warranty Deed, December 24, 1853, Sangamon County Deed Book KK, Sangamon County Courthouse, 345; Warranty Deed, August 5, 1874, Sangamon County Deed Book 51, Sangamon County Courthouse, 260.
38. Illinois State Journal, 13 April 1859, p. 3, col. 1.
39. Illinois State Journal, 25 August 1859, p. 3, col. 1.
40. Williams' Springfield Directory City Guide and Business Mirror, for 1860-61, 92.
41. Warranty Deed, August 5, 1874, Sangamon County Deed Book 66, 485.
42. Gould's Springfield Directory for 1880-81 (Springfield: David B. Gould, Publisher, 1880).
43. Illinois State Journal, 1 January 1876, 1.
44. Centennial City Directory, 1876.
45. City of Springfield, Sangamon County, Illinois, 1854.
46. Warranty Deed, May 15, 1837, Sangamon County Deed Book M, Sangamon County Courthouse, 568; Warranty Deed, June 13, 1838, Sangamon County Deed Book N, Sangamon County Courthouse, 17.
47. Springfield, Illinois. Sanborn Map and Publishing Company, February 1884, Plate 11.
48. Sanborn-Perris Map and Publishing Company, February 1890, Plate 8.
49. Insurance Maps of Springfield, Illinois, 1896, Plate 115.
50. Insurance Maps of Springfield, Illinois, 1917, Plate 158.
51. Insurance Maps of Springfield, Illinois, 1941, Plate 116.

52. Minimum Tariff of Rates Adopted by the Board of Fire Underwriters of Springfield, Illinois, October 1866, 57
53. Rules and Regulations and Tariff of Rates of the Springfield, Illinois, Local Board of Fire Underwriters, June 1891, Plate 116.
54. Rules and Regulations and Tariff of Rates of the Springfield, Illinois, Local Board of Fire Underwriters, April 1899, Plate 187.
55. A. Ruger Panorama, circa 1867.
56. Beck and Pauli Panorama, circa 1872.
57. Augustus Koch Panorama, circa 1872.

PART II

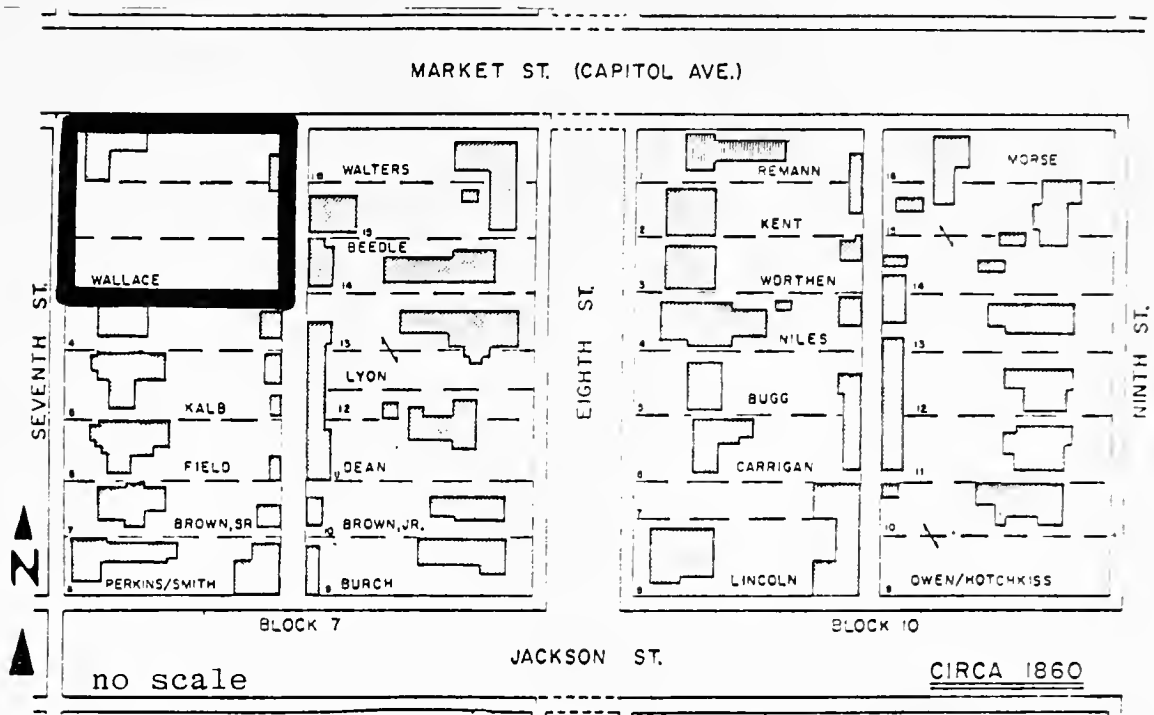
BLOCK 7

ELIJAH ILES ADDITION

CHAPTER 11

BLOCK 7, LOTS 1, 2, AND 3

WILLIAM S. WALLACE HOUSE



Land ownership, Elijah Iles' Addition to Springfield, ca. 1860.



Ruger, A., artist. Springfield, Illinois; Drawn from Nature by A. Ruger. Chicago: n.p., 1867.



Beck and Pauli, artists. Map of Springfield. Milwaukee: A. C. Geiseler and Co., n.d.(circa 1872). Courtesy of Illinois State Historical Society, Springfield, Illinois.



Koch, Augustus, artist. Panorama. n.p., n.d, (circa 1872). Courtesy of Illinois State Historical Library, Springfield, Illinois.

CHAPTER 11

BLOCK 7, LOTS 1, 2, AND 3

WILLIAM S. WALLACE HOUSE

I. Historical Data

A. Recommendations

The Grace Evangelical Lutheran Church currently occupies Lots 1 and 2 of Block 7, Elijah Iles' Addition to the city of Springfield. The church property is within the park's authorized boundary. However, the National Park Service has no plans to acquire the property as long as the congregation continues to use it as a church.¹ A portion of the bus parking lot is situated on Lot 3.

B. Significance

During the 1850s Lots 1, 2, and 3 were owned by Abraham Lincoln's brother-in-law, Dr. William Wallace. The Wallaces constructed a large house on their property and ran a boarding house.

C. Legal Definition and Chain of Title

On May 5, 1836, Elijah Iles sold Lot 1 to Edmund Roberts for \$463.² Roberts sold the lot to Isaac Wickersham on April 14, 1842.³ The next year, William Walters purchased the lot.⁴

On the 3rd of December, 1836, Elijah and Malinda Iles sold Lots 2 and 3 to E. S. Striker for \$410.⁵ Garrett H. Striker and his wife conveyed the two lots to their son, Garrett Striker, Jr., for \$200 on June 1, 1845.⁶ Garrett Striker, Jr., took a considerable loss on the property when he sold Lots 2 and 3 to William Wallace for \$50 on August 2, 1848.⁷ However, Peter Van Bergen also claimed ownership of Lots 2 and 3, and the issue was settled when Wallace paid Van Bergen \$600 for his interest in the property;⁸ then George Roberts issued a Quitclaim deed for his interest in the lots for \$1.00.⁹

Dr. Wallace died in 1867, and his widow, Frances J. Wallace, purchased the three lots for \$7,870.¹⁰ In 1880, Mrs. Wallace sold Lot 3 and the south half of Lot 2 to Frederick D. Buck through a mortgage agreement.¹¹ On April 7, 1882, Frances Wallace sold her home on Lot 1 and the north half of Lot 2 to James Wilson for \$3,300.¹² The administrator of the Wilson estate sold Lot 1 and the

north half of Lot 2 to James G. Patton for \$413 on May 29, 1885.¹³ Two months later, Patton sold the property to Henry C. Latham for \$250.¹⁴ Latham sold Lot 1 and the north one-half of Lot 2 to Ann E. Hawley and others for \$3,100.¹⁵ Ann E. Hawley, et al., sold the property to Frederick Buck for \$4,200 on September 3, 1889.¹⁶ Frederick Buck sold Lot 1 and the north half of Lot 2 to the English Evangelical Church for \$5,200 on April 28, 1891.¹⁷

On August 3, 1940, Frederick D. Buck, Jr., sold Lot 3 and the south half of Lot 2 to Louis Delano for \$10.00.¹⁸ Lucy Buck Delano and her husband sold their interest in the property to Noah Gullet for \$1.00 on January 20, 1943.¹⁹ Noah Gullet transferred his interest back to Louis Delano on the same day.²⁰ Louis Delano and his wife conveyed their interest in the property back to Frederick D. Buck, Jr., on July 13, 1946.²¹ Frederick Buck, Jr., conveyed his one-fourth interest in the lots to Malcolm R. Rodger for \$10.00 on January 24, 1948.²² Malcolm Rodger and his wife sold three-fourths interest in Lot 3 and the south one-half of Lot 2 to Barbara M. Lauterbach for \$2.00 on January 23, 1948.²³ Barbara Lauterbach returned the same interest to Malcolm Rodger on the same day.²⁴

Sophia Vandever conveyed her interest in the property to Malcolm Rodger for \$2.00 on May 4, 1948.²⁵ Katherine Buck (widow) sold her interest in the property to Malcolm Rodger for \$1.00 on August 27, 1951.²⁶ Malcolm Rodgers and his wife sold the property to Charles Hotz for \$2.00 on November 8, 1951.²⁷ Charles Hotz sold the lot to the United States of America on May 15, 1973.²⁸

D. People Associated with the William S. Wallace House

William S. Wallace

William S. Wallace was Abraham Lincoln's brother-in-law. He married Frances Todd in 1839. Wallace was born in Lancaster County, Pennsylvania, on August 10, 1802. He was graduated from Jefferson Medical College in Philadelphia on August 8, 1824, and moved to Springfield, Illinois, in 1836.²⁹ Several sources indicated Dr. Wallace's medical practice was not entirely successful. He twice mortgaged his property on 7th Street during the years 1859 to 1862.³⁰ Also, during the 1850s the Wallaces ran a boarding house in addition to Dr. Wallace's medical practice. In 1861 Dr. Wallace received a commission in the United States Army. However, he was not called to serve as a physician. Instead, Abraham Lincoln appointed him paymaster.³¹ William Wallace died in 1867. His widow continued to live in the house on South 7th Street until 1882.³²

Frederick David Buck

Frederick David Buck was born on June 24, 1852, in Hagerstown, Maryland. He became a confectioner at age 17. He moved to Springfield when he was discharged from the Union army. For three years he made candy and then went into the business of selling men's hats for J. H. Adams Company. In 1872, Frederick Buck and his brother John opened their own haberdashery business. Frederick Buck operated the business until he retired in 1938 at the age of 86.

In 1882 Frederick Buck married Catherine L. Brown. In the same year he purchased the south half of Lots 2 and Lot 3, Block 7, and built a house on the property. Frederick and Catherine Buck lived at this residence until 1896. Frederick Buck died September 4, 1942.³³

II. Architectural Data

A. Date and Cost of Construction

The 1854 map of Springfield pictured an L-shaped building in the northwest corner of Lot 1, Block 7. The map also indicated a small rectangular building in the southeast corner of Lot 3.³⁴

B. Changes to House and Outbuildings Detailed by the Sanborn Fire Insurance Maps

Sanborn Map of 1884

A two-story L-shaped building sat in the northwest corner of Lot 1. The base of the ell extended along South 7th Street in a north-south direction and the main part of the house faced Capitol Avenue. A one-story tin-roofed porch was located on the center of the west elevation of the house. A single-story wood shingled porch extended the full length of the north elevation of the main part of the house. A one-story outbuilding with a wood shingle roof was located in the southeast corner of Lot 2 along the alley.

A T-shaped two-story house covered with wood shingles was located near the north boundary line of Lot 3. The top of the "T" faced east, and the narrow part of the house fronted on South 7th Street. A single-story ell extended from the east elevation of the house. A single story porch extended the full length of the south elevation of this addition to the house. A tin-roofed one-story porch was located on the west elevation of the main part of the house. A one-story tin-roofed porch also extended the full length of the south elevation of the stem of the "T". A two-story barn or stable was located in the southeast corner of Lot 3 near the alley.³⁵

Sanborn Map of 1890

No changes were indicated from 1884 to 1890.³⁶

Sanborn Map of 1896

In 1896 the Grace Evangelical Lutheran Church occupied almost the entire area of Lot 1 and the north one-half of Lot 2. No changes or additions were indicated to the house on the south half of Lots 2 and 3 were evident.³⁷

Sanborn Map of 1917

Grace Evangelical Lutheran Church still occupied Lot 1 and the north half of Lot 2. The house on Lot 3 and the south half of Lot 2 was demolished, and two new houses were constructed on the large lot.

A two-story brick building sat close to the Lutheran Church. This building was rectangular in shape and ran on an east-west axis. A two-story bay protruded from the south elevation of the house. A one-story front porch extended the full length of the west elevation. A 2-story porch extended the full length of the east elevation. The entire building was roofed with tin. This building was identified as a parsonage in the 1899 Rules and Regulations.

The second house on the lot was a two-story dwelling. The building was rectangular in shape and ran on an east-west axis. A single-story front porch extended the full length of the west elevation. A small one-story room was added to the southern end of the east elevation of the house. A two-story addition was located at the southeast corner of the house. The first story of this addition was an open porch. The house was entirely roofed with tin, with the exception of the small one-story addition at the rear of the house. This room was covered with wood shingles. A single-story square garage was located near the alley. The garage was constructed of brick and had a tin roof. A small one-story shed was located in the extreme southeastern corner of Lot 3.³⁸

Sanborn Map of 1941

No changes were indicated since 1917.³⁹

C. Structural Data Revealed by Insurance Rates

The 1866 Minimum Tariff of Rates indicated a wooden dwelling on Lot 1. No dwellings were listed on Lot 2 or 3.⁴⁰ The 1879 Minimum Tariff of Rates listed a two-story wood frame building owned by Wallace on Lot 1 and a two-story wooden structure on Lot 3 owned by Buck.⁴¹ The 1891 Rules and Regulations listed a two-story wooden dwelling at 400 South 7th Street and a two-story wood dwelling at 404 South 7th Street.⁴² The 1899 Rules and Regulations listed the Evangelical Lutheran Church at 400-402 South 7th Street and a parsonage at 404. The Buck house was listed at 406 South 7th Street.⁴³

D. Panoramas and Photographs

A. Ruger

The circa 1867 Ruger Panorama indicated an L-shaped two-story house on Lot 1. This house had a gable roof. Ruger depicted two windows in the second story of the south elevation of the western portion of the house, and one window on each floor of the south elevation of the eastern part of the building. Three trees grew in front of the house, two on Market Street and one on Capitol Avenue. One tree grew in the backyard.⁴⁴

Ruger depicted a two story T-shaped structure on the western end of Lot 2* facing 7th Street. The gable-roofed structure had single windows on each floor of the south and east elevations. A one-story gable-roofed shed appeared to be attached to the northeast corner of the residence. A one-story outbuilding was situated on the eastern end of the lot near the alley. There were several trees along 7th Street, and one tree immediately west of the outbuilding.

Lot 3 appears to have two small gable-roofed structures adjacent to the Lot 2 residence. There is a square outbuilding, also with a gable roof, near the alley.

Beck and Pauli

An L-shaped structure was located on Lot 1, according to this circa 1872 panorama. The building was two stories tall and had a gable roof. There were several trees to the rear of the house.

*The structure seems to straddle the line between Lots 2 and 3.

Lots 2 and 3 featured a simple rectangular two-story structure with a gable roof. There appears to be a single window on the south elevation. There are trees on the rear (east) end of the lot, and shrubs along the south elevation of the residence.

Augustus Koch

A large L-shaped two-story house with a gable roof was located on Lot 1. Koch depicted three windows on the second story and four windows on the first story of the portion of the house facing Market Street (Capitol Avenue). Two windows were depicted on both the first and second stories of the north elevation of the part of the house facing 7th Street. A one-story addition with a gable roof was attached to the east elevation. The north elevation of this addition contained three windows.

A one-story support structure with a gable roof was located at the rear of the Lot 2. Two trees grew in front of the house on South 7th Street.

On Lot 3 (or possibly straddling the line between Lots 2 and 3) was a one-and-one-half-story rectangular structure with a one-story addition attached to the east elevation. Two small gable-roofed outbuildings stood side-by-side at the rear of the lot near the alley.

NOTES

CHAPTER 11

1. Master Plan, p. 24.
2. Warranty Deed, May 3, 1836, Sangamon County Deed Book J, Sangamon County Courthouse, 379.
3. Warranty Deed, April 14, 1842, Sangamon County Deed Book T, Sangamon County Courthouse, 24.
4. Warranty Deed, March 22, 1843, Sangamon County Deed Book U, Sangamon County Courthouse, 183.
5. Warranty Deed, December 3, 1836, Sangamon County Deed Book O, Sangamon County Courthouse, 429.
6. Warranty Deed, June 1, 1845, Sangamon County Deed Book Y, Sangamon County Courthouse, 60.
7. Warranty Deed, August 2, 1848, Sangamon County Deed Book BB, Sangamon County Courthouse, 71.
8. Quitclaim Deed, April 9, 1849, Sangamon County Deed Book BB, Sangamon County Courthouse, 577.
9. Quitclaim Deed, April 30, 1849, Sangamon County Deed Book CC, Sangamon County Courthouse, 31.
10. Deed, November 4, 1867, Sangamon County Deed Book 32, Sangamon County Courthouse, 495.
11. Agreement, April 13, 1880, Sangamon County Mortgage Book M60, Sangamon County Courthouse, 95.
12. Warranty Deed, April 7, 1882, Sangamon County Deed Book 70, Sangamon County Courthouse, 451.
13. Deed, May 29, 1885, Sangamon County Deed Book 75, Sangamon County Courthouse, 445.
14. Quitclaim Deed, July 1, 1885, Sangamon County Deed Book 77, Sangamon County Courthouse, 351.
15. Warranty Deed, October 1, 1885, Sangamon County Deed Book 77, Sangamon County Courthouse, 380.

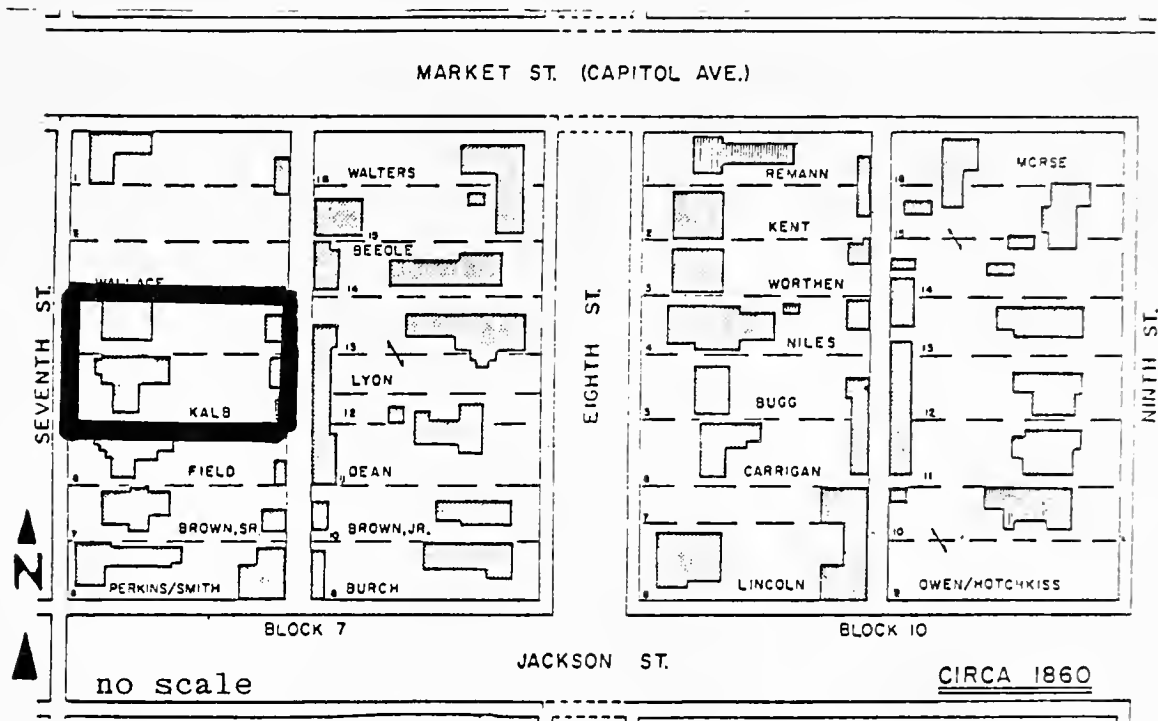
16. Warranty Deed, October 3, 1889, Sangamon County Deed Book 84, Sangamon County Courthouse, 584.
17. Warranty Deed, April 28, 1891, Sangamon County Deed Book 89, Sangamon County Courthouse, 67.
18. Warranty Deed, August 3, 1940, Sangamon County Deed Book 295, Sangamon County Courthouse, 449, Document 191393.
19. Quitclaim Deed, January 20, 1943, Sangamon County Deed Book 311, Document 200077, Sangamon County Courthouse, 228.
20. Quitclaim Deed, January 20, 1943, Sangamon County Deed Book 311, Document 200078, Sangamon County Courthouse, 229.
21. Quitclaim Deed, July 13, 1946, Sangamon County Deed Book 339, Document 216945, Sangamon County Courthouse, 317.
22. Quitclaim Deed, January 24, 1948, Sangamon County Deed Book 370, Document 226019, Sangamon County Courthouse, 294.
23. Warranty Deed, January 23, 1948, Sangamon County Deed Book 372, Document 226602, Sangamon County Courthouse, 371.
24. Warranty Deed, January 23, 1948, Sangamon County Deed Book 372, Document 226603, Sangamon County Courthouse, 373.
25. Warranty Deed, May 4, 1948, Sangamon County Deed Book 375, Document 227398, Sangamon County Courthouse, 294.
26. Quitclaim Deed, August 27, 1951, Sangamon County Deed Book 428, Document 243103, Sangamon County Courthouse, 435.
27. Warranty Deed, November 8, 1951, Sangamon County Deed Book 432, Sangamon County Courthouse, 476, Document 244315.
28. Warranty Deed, May 15, 1973, Sangamon County Deed Book B, Document 355733, Sangamon County Courthouse.
29. Power, Early Settlers of Sangamon County, 748-749.
30. Mortgage, July 1, 1959, Sangamon County Deed Book 7, Sangamon County Courthouse, 498; Mortgage, dated January 10, 1962, Sangamon County Deed Book 13, Sangamon County Courthouse, 135.
31. Power, Early Settlers of Sangamon County, 748-749.
32. Warranty Deed, April 7, 1882, Sangamon County Deed Book 70, Sangamon County Courthouse, 451.

33. Illinois State Journal, 10 April , 1842, p. 1, col. 7.
34. City of Springfield, Sangamon County, Illinois, 1854.
35. Springfield, Illinois, Sanborn Map Publishing Company, 1884, Plate 11.
36. Sanborn-Perris Map and Publishing Company, February 1890, Plate 8.
37. Insurance Maps of Springfield, Illinois, 1896, Plate 115.
38. Insurance Maps of Springfield, Illinois, 1917, Plate 158.
39. Insurance Maps of Springfield, Illinois, 1941, Plate 116.
40. Minimum Tariff of Rates Adopted by the Board of Fire Underwriters of Springfield, Illinois, October 1866, 56.
41. Minimum Tariff of Rates Adopted by the Underwriters' Union of Springfield, Illinois, December 1, 1879, 185.
42. Rules and Regulations and Tariff of Rates of the Springfield, Illinois, Local Board of Fire Underwriters, June 1891, 116.
43. Rules and Regulations and Tariff of Rates of the Springfield, Illinois, Local Board of Fire Underwriters, April 1899, 145.
44. A. Ruger Panorama, circa 1867.
45. Beck and Pauli Panorama, circa 1872.
46. Augustus Koch Panaroma, circa 1878.

CHAPTER 12

BLOCK 7, LOTS 4 AND 5

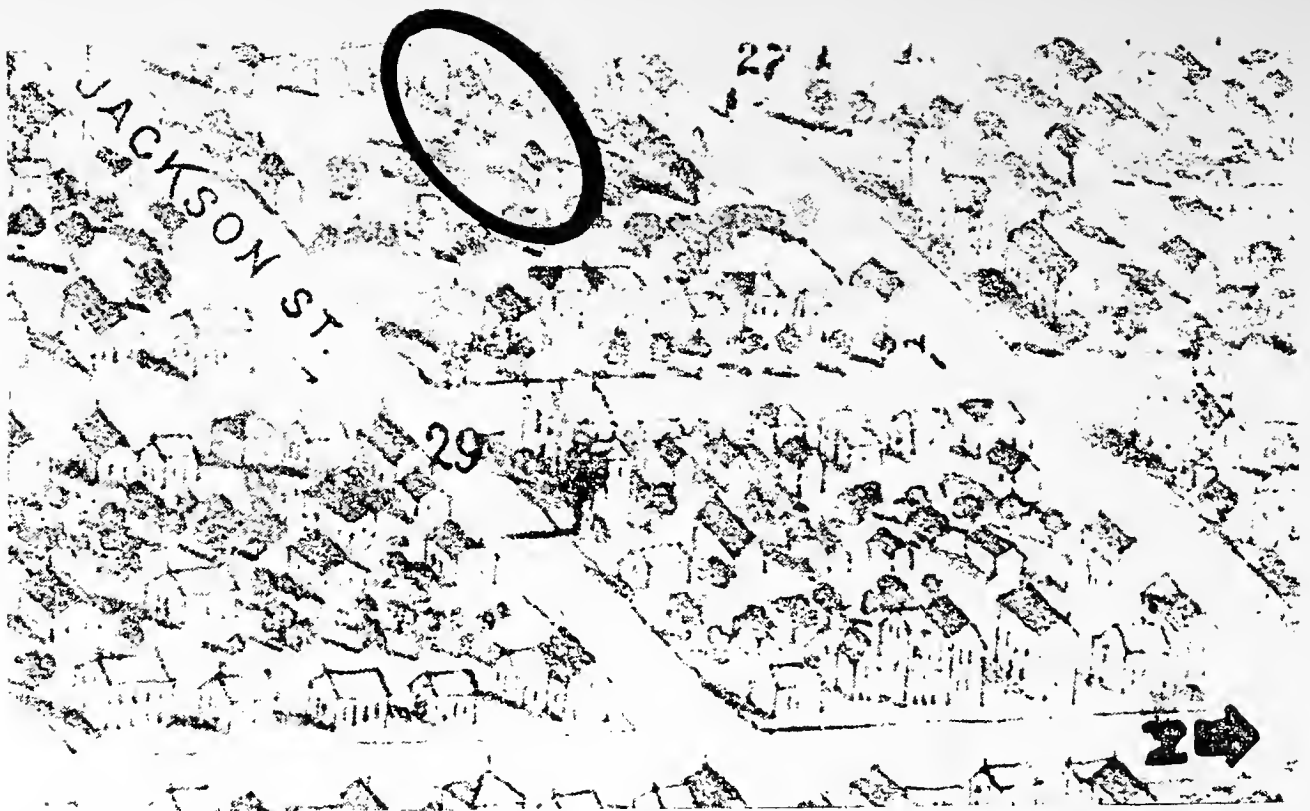
ABSALOM KALB HOUSE



Land ownership, Elijah Iles' Addition to Springfield, ca. 1860.



Ruger, A., artist. Springfield, Illinois; Drawn from Nature by A. Ruger. Chicago: n.p., 1867.



Beck and Pauli, artists. Map of Springfield. Milwaukee: A. C. Geiseler and Co., n.d.(circa 1872). Courtesy of Illinois State Historical Society, Springfield, Illinois.



Koch, Augustus, artist. Panorama. n.p., n.d, (circa 1872). Courtesy of Illinois State Historical Library, Springfield, Illinois.

CHAPTER 12
BLOCK 7, LOTS 4 AND 5
ABSALOM KALB HOUSE

I. Historical Data

A. Recommendations

Lots 3 through 8 are currently occupied by the Lincoln Home National Historic Site Visitor Center and bus parking lot. Further changes are not planned for these lots.

B. Significance

During the Lincolns' occupation of the neighborhood, Lot 4 was a vacant lot and the Absalom Kalb home was situated on Lot 5.

C. Legal Description and Chain of Title

In November 1836, Elijah Iles and his wife sold Lot 4 to Thomas Iles.¹ On May 1, 1849, Thomas Iles sold Lot 4 to Peter Van Bergen.² On August 15, 1839, David Alexander sold Lot 5 of Block 7 to James P. Langford.³ On August 27, 1839, Peter Van Bergen purchased Lot 5 from J. P. Langford.⁴

On March 28, 1850, Peter Van Bergen sold Lots 4 and 5 to Absalom Kalb for \$1,200.⁵ In 1865 the administrator of Kalb's estate sold Lot 4 to Jared P. Irwin.⁶ That same year, the administrator sold Lot 5 to James M. Morse.⁷ Morse sold Lot 5 to Jared Irwin for \$2,000 immediately after obtaining it.⁸ By 1877 Jared Irwin's widow, Ann, was having financial difficulties. On March 30, 1877, the Chancery Court transferred her property to Horace C. Irwin for the price of \$4,500.⁹

On April 28, 1902, Horace Irwin sold Lot 5 to William H. Conway for \$4,450.¹⁰ The executor of Thomas Conway's estate sold Lot 5 to Eugene V. McNally for \$18,500 on February 21, 1951.¹¹ Lela M. McNally sold Lot 5 to Richard R. Grummon on August 28, 1974.¹² Richard Grummon and his wife sold Lot 5 to the United States of America the same day.¹³

On August 1, 1929, Essie I. Davis transferred Lot 4, Block 7 to William H. Conway.¹⁴ Kathryn M. Foley, beneficiary of the William Conway estate, sold Lot 4 to Thomas J. Hamilton on March 7, 1946.¹⁵ On October 3, 1946, Thomas Hamilton sold Lot 4 to Albert Kivedar.¹⁶ Albert Kivedar and his wife sold the lot to the United States of America on September 12, 1974.¹⁷

D. People Associated with the Kalb House

Absalom Kalb

Very little is known about Absalom Kalb. He was not listed in the city directory of 1855. The 1857 directory listed an "A. Kalb" residing in a house on the east side of 7th Street between Market and Jackson. However, the entry listed no occupation for Kalb.¹⁸ He was not listed in the 1859 directory; the 1860 directory listed Kalb as a boarder at Peter Sperry's boarding house, 89 South 7th Street.¹⁹ Kalb may have rented or sold his house to Sperry and stayed on as a boarder.

II. Architectural Data

A. Date and Cost of Construction

The 1854 map of the city of Springfield indicated an L-shaped structure on Lot 5. The base of the building faced South 7th Street to the west. A long rectangular structure ran parallel to the alley on the east lot line. A small shed was located on the alley at the rear of Lot 4.²⁰

B. Changes to House and Outbuildings Detailed by the Sanborn Fire Insurance Maps

Sanborn Map of 1884

In 1884 a square two-story structure with a long one-story rear ell was pictured on Lot 4. The main portion of the house had a two-story addition attached to the center of the west elevation. Three single-story porches surrounded this front addition on the north, west, and south elevations. There were two one-story rooms attached to the south elevation of the rear ell. The three small porches in the front of the house were roofed with tin. The rest of the house had wood shingle roofing. A one-story outbuilding was located in the center of the lot near the alley. This building was covered with wood shingles, also.

A T-shaped building was located on Lot 5. The top of the "T" faced north. This dwelling was two stories tall and covered with wood shingles. A one-story ell extended from the east elevation of the top of the "T". A single-story porch was attached to the east elevation of this addition. There was a two-story bay on the west elevation of the top of the "T". A one-story porch extended the full length of the west elevation of the base of the "T".

A single-story support structure was situated northeast of the residence; the structure was possibly attached to the main house. This building overlapped the lot line with Lot 4. A two-story wood shingled barn sat at the rear of the lot.²¹

Sanborn-Perris Map of 1890

There were no changes or additions to the houses on Lots 4 and 5 of Block 7.²²

Sanborn-Perris Map of 1896

There were no changes to the houses on Lots 4 and 5. However, the outbuildings on both lots had been destroyed and one large barn was situated near the alley. This barn was two stories tall and wood-shingled. It straddled Lots 4 and 5 and was apparently shared by the residents of the two houses. There were two small one-story sheds in the northeast corner of Lot 4, and a small one-story shed at the southeast corner of Lot 5.²³

Sanborn Map of 1917

There were no changes to the house on Lot 4 (412 South 7th Street). The house on Lot 5 (416 South 7th Street) was remodeled on the south elevation. The house lost its T-configuration when additions to the south elevation made the house rectangular in shape. The attached single-story support building was gone. The barn was reduced to a single story. The two small sheds in the southeast corner of the lot had been removed.²⁴

Sanborn Map of 1941

The house on Lot 4 had not changed; however, it was now identified as a house and office. The barn was gone. A one-story garage was located in the southeast corner of Lot 5.

The house on Lot 5 had not changed. There was a one-story garage with space for four automobiles and housing a small apartment located at the rear of the lot.²⁵

D. Panoramas and Photographs

A. Ruger Panorama

The circa 1867 Ruger Panorama pictured a two-story house on the lot. The house ran on a north-south axis facing 7th Street and had a gable roof. The centers of both the first and second stories of the south elevation of the house each had one window. A two-story square structure sat directly behind the main house and did not appear to be attached to the house.

There was a single-story outbuilding located near the alley at the rear of the lot. This building had a gable roof and ran on an east-west axis. One tree grew in front of and a little to the south of this outbuilding.²⁶

Beck and Pauli Panorama

This view of the city of Springfield indicated a two-story house on a north-south axis on the lot. The house had a gable roof. A two-story ell extended in an east-west direction from the southside of the east elevation of the house. The shed at the rear of the lot appeared the same, but no tree was pictured.²⁷

Augustus Koch Panorama

This circa 1872 view from the northeast pictured a two-story house on a short north-south axis. The house had a gable roof, and one chimney was pictured at the south end of the roof. A two-story addition was attached to the rear of the house. Koch indicated one window was in the gable of the north elevation of the house and another window in the center of the first story of this elevation. He depicted a small tree in front of the house.

A one-story shed was located at the rear of the lot. This shed had a gable roof. One tree grew in front of this shed.²⁸

NOTES

CHAPTER 12

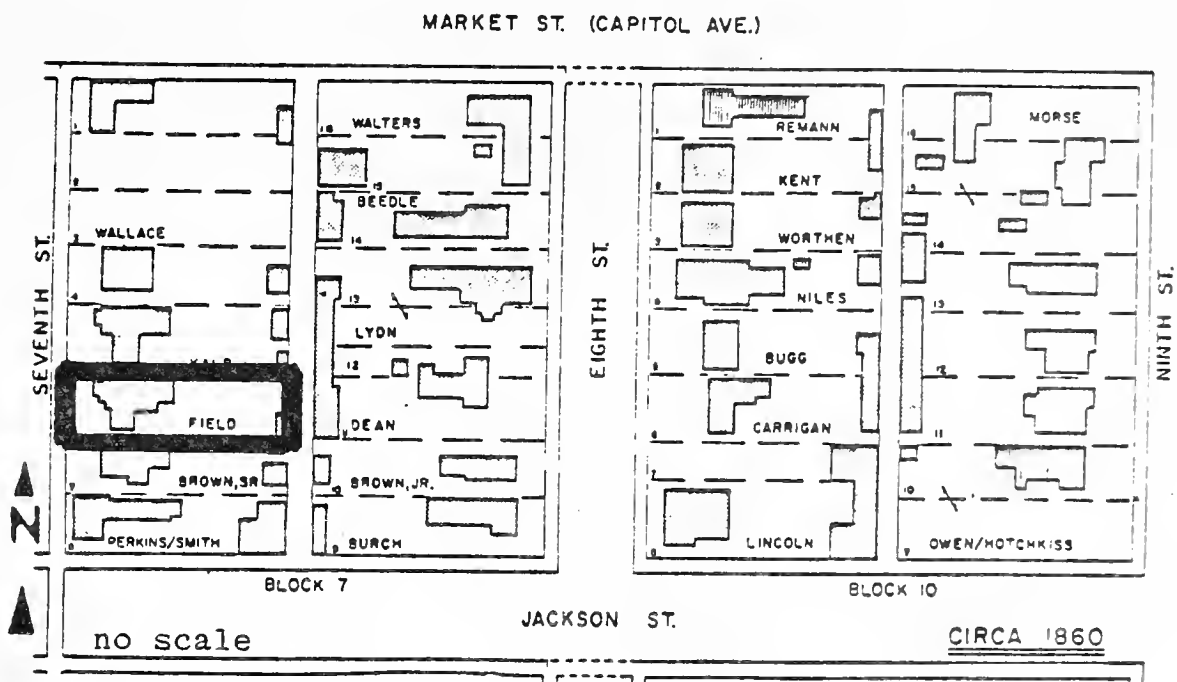
1. Warranty Deed, November 1836, Sangamon County Deed Book, Sangamon County Courthouse.
2. Warranty Deed, May 1, 1948, Sangamon County Deed Book, Sangamon County Courthouse.
3. Warranty Deed, August 15, 1839, Sangamon County Deed Book, Sangamon County Courthouse.
4. Warranty Deed, August 27, 1839, Sangamon County Deed Book, Sangamon County Courthouse.
5. Warranty Deed, March 28, 1850, Sangamon County Deed Book, Sangamon County Courthouse.
6. Deed, 1865, Sangamon County Deed Book, Sangamon County Courthouse.
7. Deed, 1865, Sangamon County Deed Book, Sangamon County Courthouse.
8. Warranty Deed, 1865, Sangamon County Deed Book, Sangamon County Courthouse.
9. Deed, March 30, 1877, Sangamon County Deed Book, Sangamon County Courthouse.
10. Warranty Deed, April 28, 1902, Sangamon County Deed Book, Sangamon County Courthouse.
11. Deed, February 21, 1951, Sangamon County Deed Book, Sangamon County Courthouse.
12. Warranty Deed, August 28, 1974, Sangamon County Deed Book, Sangamon County Courthouse.
13. Warranty Deed, August 28, 1974, Sangamon County Deed Book, Sangamon County Courthouse.
14. Quitclaim Deed, August 1, 1929, Sangamon County Deed Book Sangamon County Courthouse.
15. Warranty Deed, March 7, 1946, Sangamon County Deed Book, Sangamon County Courthouse.

16. Warranty Deed, October 3, 1946, Sangamon County Deed Book, Sangamon County Courthouse.
17. Warranty Deed, September 12, 1974, Sangamon County Deed Book, Sangamon County Courthouse.
18. Springfield City Directory, 1855; Springfield City Directory, 1857.
19. Revised City Directory, 1859; Williams' Springfield Directory, 1860.
20. City of Springfield, Sangamon County, Illinois, 1854.
21. Springfield, Illinois, Sanborn Map and Publishing Company, 1884, Plate 11.
22. Sanborn-Perris Map and Publishing Company, February 1890, Plate 8.
23. Insurance Maps of Springfield, Illinois, 1896, Plate 115.
24. Insurance Maps of Springfield, Illinois, 1917, Plate 158.
25. Insurance Maps of Springfield, Illinois, 1941, Plate 116.
26. A. Ruger Panorama, circa 1867.
27. Beck and Pauli Panorama, circa 1872.
28. August Koch Panorama, circa 1872.

CHAPTER 13

BLOCK 7, LOT 6

PETER FIELD HOUSE



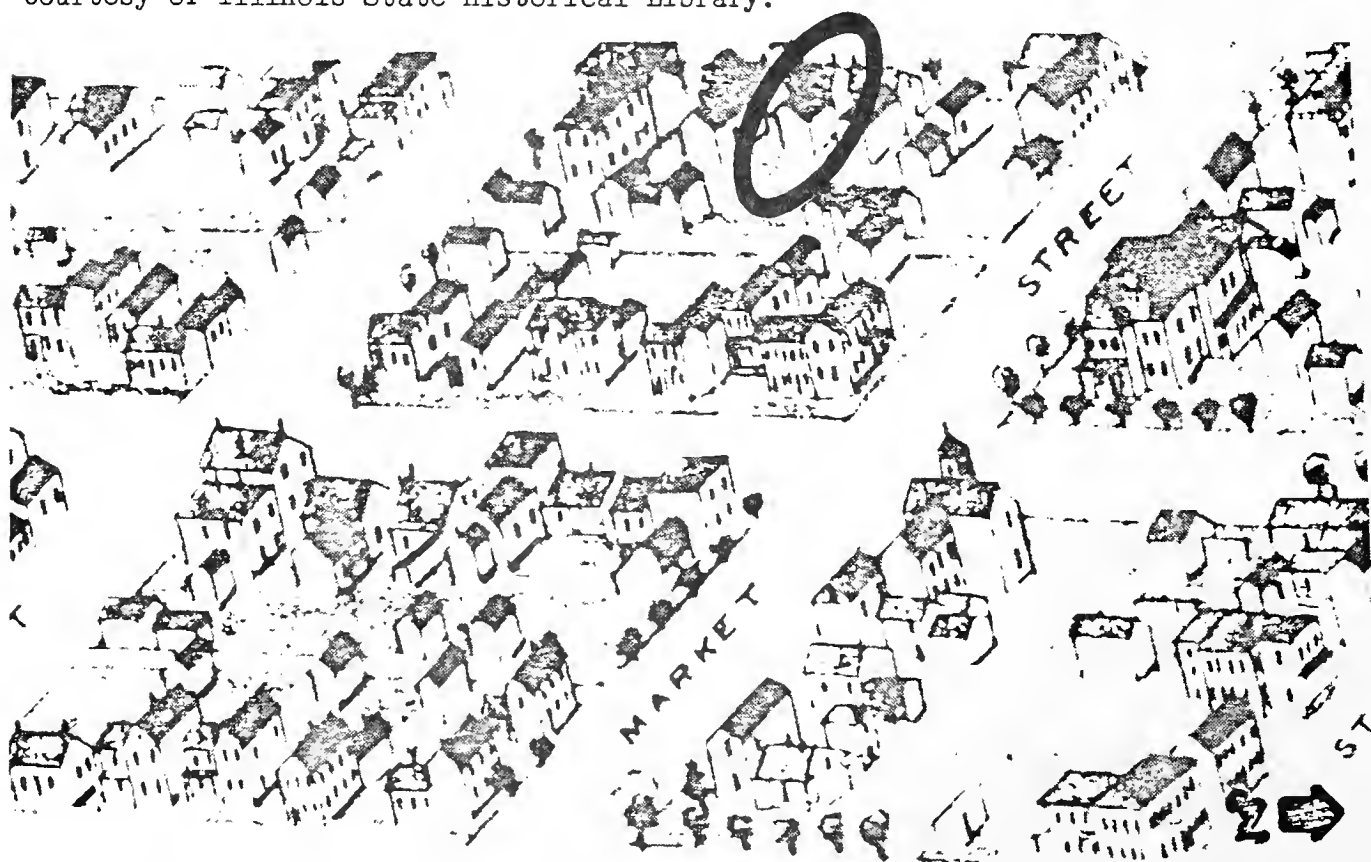
Land ownership, Elijah Iles' Addition to Springfield, ca. 1860.



Ruger, A., artist. Springfield, Illinois; Drawn from Nature by A. Ruger. Chicago: 1867.



Beck and Pauli Panorama (Milwaukee: A. C. Giesler and Co.), circa 1872).
 Courtesy of Illinois State Historical Library.



Augustus Koch Panorama, Courtesy of Illinois State Historical Library,
 circa 1872.

CHAPTER 13
BLOCK 7, LOT 6
PETER FIELD HOUSE

I. Historical Data

A. Recommendation

Lot 6 of Block 10 is currently used as part of the visitor center the National Historic Site. This use will continue.

B. Significance

There is no information on when the Peter Field house was constructed, but the 1854 map of the city showed a structure on Lot 6. The Peter Field family owned the property from 1849 to 1872.

C. Legal Description and Chain of Title

Elijah and Malinda Iles sold Lots 6, 7, 8, 14, 15 and 16 in Block 7 to Peter Van Bergen for \$2,041.¹ Peter Van Bergen sold Lot 6 on May 1, 1849, to Peter Field for \$1,500.² Mary E. Brayton, Field's heir, sold Lot 6 to Horace C. Irwin on March 16, 1872, for \$1,000.³

Horace C. Irwin and his wife sold Lot 6 to Amanda Bennett for \$800 on February 6, 1879.⁴ Amanda Bennett transferred the property to Dora Bennett for \$5.00 on January 9, 1896.⁵ Dora Bennett McElfresh and her husband conveyed Lot 6 to James L. Taylor on September 26, 1921.⁶

The Springfield Marine Bank Trust Department presented the government of the United States with a Trust Deed to Lot 6 on September 4, 1974.⁷ Richard R. Grummon as an heir to the Taylor estate also released his claim to Lot 6 to the United States of America on September 4, 1974.⁸

D. People Associated with the Field House

Peter Field was born in Pennsylvania in 1818. He was a tailor by trade, and he married Elizabeth Johnson on October 25, 1848.⁹ Peter Field bought the property on South 7th Street in 1849 and owned it until he died in 1851.¹⁰

His widow married Alexander Fisher and moved to Williamsville, Illinois in 1854.¹¹ She did not sell the property on 7th Street at this time, however. Mary Field Brayton, daughter of Elizabeth and Peter Field, owned the property until 1872, when she sold Lot 6 to Horace Irwin.¹²

II. Architectural Data

A. Date and Cost of Construction

The 1854 Map of Springfield showed an L-shaped structure on the lot.¹³ There is no information on the builder or the cost of construction, although Peter Van Bergen paid a little over \$600 for the lot in 1836 and received \$1,500 for it in 1849.¹⁴ He probably had a house constructed on the lot during the thirteen years he owned the property.

There are two rectangular outbuildings on the lot, one immediately east of the residence, and the other at the extreme eastern end of the lot.¹⁵

B. Changes to House and Outbuildings Detailed by the Sanborn Fire Insurance Maps

Sanborn Map of 1884

The house was T-shaped. The top of the "T" ran east to west. A front porch ran the length of the stem of the "T" on the west elevation. There was a one-story addition attached to the east end of the cross of the "T". A single-story outbuilding was located in the southeast corner of the lot.¹⁶

Sanborn-Perris Map of 1890

The one-story room on the rear of the building was enlarged and a single-story area was added in the southeast angle of the "T".¹⁷

Sanborn-Perris Map of 1896

The building at the rear of the lot was moved to the northeast corner.¹⁸

Sanborn Insurance Map of 1917

A new structure was constructed on Lot 6, Block 7. The structure was almost square, two stories tall, and had a one-story porch running the full width of the west elevation. A small two-story porch was located on the east elevation near the southeast corner. At the rear of the lot two one-story buildings stood adjacent to one another with a smaller single-story structure attached.¹⁹

Sanborn Map of 1941

By 1941 the basement of the house at 410 South 7th Street was used as an office. The wood structures in the northeast corner of the lot were demolished and an automobile garage of tile construction was erected in the southeast corner.²⁰

C. Structural Data Revealed by Insurance Rates

The Minimum Tariff of Rates for 1866 indicated a wood building used as a dwelling on Lot 6, Block 7.²¹ The Minimum Tariff of Rates for 1879 indicated a two-story dwelling owned by Burnett at 720 South 7th Street.²² The Rules and Regulations for 1891 listed a two-story wood dwelling at 420 South 7th Street.²³ The Rules and Regulations for 1899 repeated this information.²⁴

D. Panoramas and Photographs

Ruger Panorama

The circa 1967 Ruger Panorama shows a two-story L-shaped structure facing 7th Street, with a single story rectangular building at the rear (east) of the lot. The rectangular outbuilding which appeared immediately east of the residence on the 1854 map of Springfield is no longer present.²⁵

Beck and Pauli Panorama

This panorama, drawn circa 1872, shows a structure where the residence appeared on earlier depictions, although its lack of clarity makes it impossible to determine the size or shape of the structure. A clump of trees marks the spot where the rectangular outbuilding once stood at the rear of the lot.²⁶

Augustus Koch Panorama

The circa 1872 Koch Panorama shows the residence as a 2-story structure with the main facade facing 7th Street. A gabled roof follows a north-south axis. The rear section of the building was an ell attached to the northeast corner of the main portion of the house; it was also two stories tall with a gable roof running east-west. There were no outbuildings depicted.²⁷

NOTES

CHAPTER 13

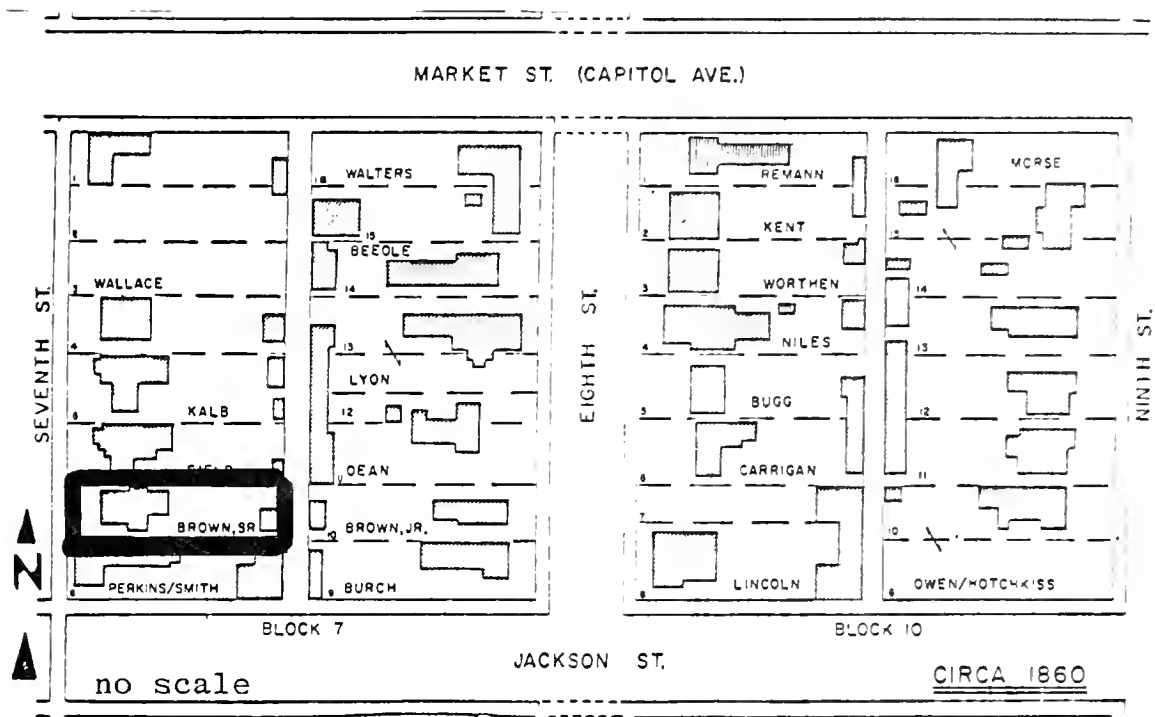
1. Warranty Deed, May 3, 1836, Sangamon County Deed Book T, Sangamon County Courthouse, 373.
2. Warranty Deed, May 1, 1849, Sangamon County Deed Book CC, Sangamon County Courthouse, 31.
3. Warranty Deed, May 16, 1872, Sangamon County Deed Book 45, Sangamon County Courthouse, 249.
4. Warranty Deed, February 6, 1879, Sangamon County Deed Book 64, Sangamon County Courthouse, 94.
5. Warranty Deed, January 9, 1896, Sangamon County Deed Book 98, Sangamon County Courthouse 492.
6. Warranty Deed, October 26, 1921, Sangamon County Deed Book 197, Document Number 129996, Sangamon County Courthouse, 38.
7. Trust Deed, September 4, 1874, Sangamon County Deed Book 677, Document Number 365414, Sangamon County Courthouse, 623.
8. Warranty Deed, September 4, 1874, Sangamon County Deed Book 677, Document Number 365415, Sangamon County Courthouse, 624.
9. Sangamon Journal, 25 October 1848, page 3, col. 5.
10. Illinois State Journal, 10 January 1851, page 3, col 1.
11. Power, Early Settlers of Sangamon County, 297.
12. Warranty Deed, May 16, 1872, Sangamon County Deed Book 45, Sangamon County Courthouse, 249.
13. City of Springfield, Sangamon County, Illinois, 1854.
14. Warranty Deed, May 5, 1936, Sangamon County Deed Book T, Sangamon County Courthouse, 373; Warranty Deed, dated May 1, 1949, Sangamon County Deed Book CC, Sangamon County Courthouse, 31.
15. City of Springfield, Sangamon County, Illinois, 1854.
16. Springfield, Illinois, Sanborn Map and Publishing Company, 1884, Plate 11.

17. Sanborn-Perris Map and Publishing Company, February 1890, Plate 8.
18. Insurance Maps of Springfield, Illinois, 1896, Plate 115.
19. Insurance Maps of Springfield, Illinois, 1917, Plate 158.
20. Insurance Maps of Springfield, Illinois, 1941, Plate 116.
21. Minimum Tariff of Rates Adopted by the Board of Fire Underwriters of Springfield, Illinois, October 1866, 56.
22. Minimum Tariff of Rates Adopted by the Board of Fire Underwriters of Springfield, Illinois, December 1, 1879, 185.
23. Rules and Regulations and Tariff of Rates of the Springfield, Illinois, Local Board of Fire Underwriters, June 1891, 116.
24. Rules and Regulations and Tariff of Rates of the Springfield, Illinois, Local Board of Fire Underwriters, April 1899, 145.
25. A. Ruger Panorama, circa 1867
26. Beck and Pauli Panorama, circa 1872
27. Augustus Koch Panorama, circa 1872.

CHAPTER 14

BLOCK 7, LOT 7

IRA BROWN, SR., HOUSE



Land ownership, Elijah Iles' Addition to Springfield, ca. 1860.



Ruger, A., artist. Springfield, Illinois; Drawn from Nature by
A. Ruger. Chicago: n.p., 1867.



Beck and Pauli, artists. Map of Springfield. Milwaukee: A. C. Geiseler and Co., n.d.(circa 1872). Courtesy of Illinois State Historical Society, Springfield, Illinois.



Koch, Augustus, artist. Panorama. n.p., n.d, (circa 1872). Courtesy of Illinois State Historical Library, Springfield, Illinois.

CHAPTER 14

BLOCK 7, LOT 7

IRA BROWN, SR., HOUSE

I. Historical Data

A. Recommendations

The visitor center for Lincoln Home National Historic Site occupies Lots 5, 6, 7, and 8 of Block 7. This use will continue.

The NPS built the visitor center in 1976. The single-story brick building has 8,700 square feet of space, including two theatres with a projection room. The building also has public restrooms. In June of 1982, new air conditioning units replaced the old 60-ton units. Space was adapted for a bookstore and Eastern National Park & Monument (ENPMA) use in February of 1983. The bookstore space was expanded to 258 square feet in March of 1983. The National Park Service rewired the visitor center's mechanical floor (projection room) in 1983. In 1985, the Service installed interpretive exhibits, an information desk, and carpeting. Sun screens and intruder detection alarms were introduced in 1985 also.

B. Significance

It was not possible to determine when this house was constructed, but a structure did appear on this lot on the Springfield map of 1854.¹ Information on the people who rented this property was also scarce. However, this house was an integral part of the area immediately surrounding the Lincoln Home.

C. People Associated with the Ira Brown, Sr., House

Ira Brown, Sr.

Ira Brown, Sr., in partnership with his son Ira Brown, Jr., owned Lot 7 from 1852 to 1860. The price of this lot fluctuated considerably over the years, and it is not possible to determine the date of construction from the purchase prices.² However, there was a house on the lot by 1854 when the Browns owned it.

Ira Brown, Sr., lived in Illinois before 1839. The 1840 census listed an Ira Brown and his family living in Sangamon County. The 1850 U.S. Census listed Ira Brown as a farmer, born in Massachusetts. His son, Ira Brown, Jr., was also listed as a farmer in that year. It is likely Ira Brown, Sr., continued to farm and rented out his property in Springfield.³

II. Architectural Data

A. Date and Cost of Construction

There is no information on the date of construction. The map of the city of Springfield for 1854 indicated a large L-shaped building on the lot. The base of the ell ran parallel with South 8th Street. Another L-shaped structure was located at the rear of the lot along the alley. This building extended over the lot line onto Lot 11.⁴

B. Changes to House and Outbuildings Detailed by Sanborn Fire Insurance Maps

Lot 7, Block 7 was designated a vacant lot. The house on this lot was demolished between 1879 and 1884, and was not replaced by another structure.⁵

C. Structural Data Revealed by Insurance Rates

The Minimum Tariff of Rates for 1866 identified a dwelling of wood construction on Lot 7.¹¹ The Minimum Tariff of Rates for 1879 identified a one-and-one-half-story dwelling owned by Fox on Lot 7.⁶

D. Panoramas and Photographs

Ruger Panorama

The circa 1867 Ruger Panorama indicated a one-story house with a gable roof on Lot 7. A chimney was pictured in the center of the roof. This house was situated on an east-west axis. A narrow single-story addition extended westward from the rear of the house. There was a one-story outbuilding with a gable roof at the rear of the lot near the alley.⁷

Beck and Pauli Panorama

This view from the southeast, drawn circa 1872, indicated a one-and-one-half-story house on the lot. This dwelling had a gable

roof. The one-story ell pictured in the Ruger Panorama was not indicated. A one-story shed with a gable roof was located near the alley.⁸

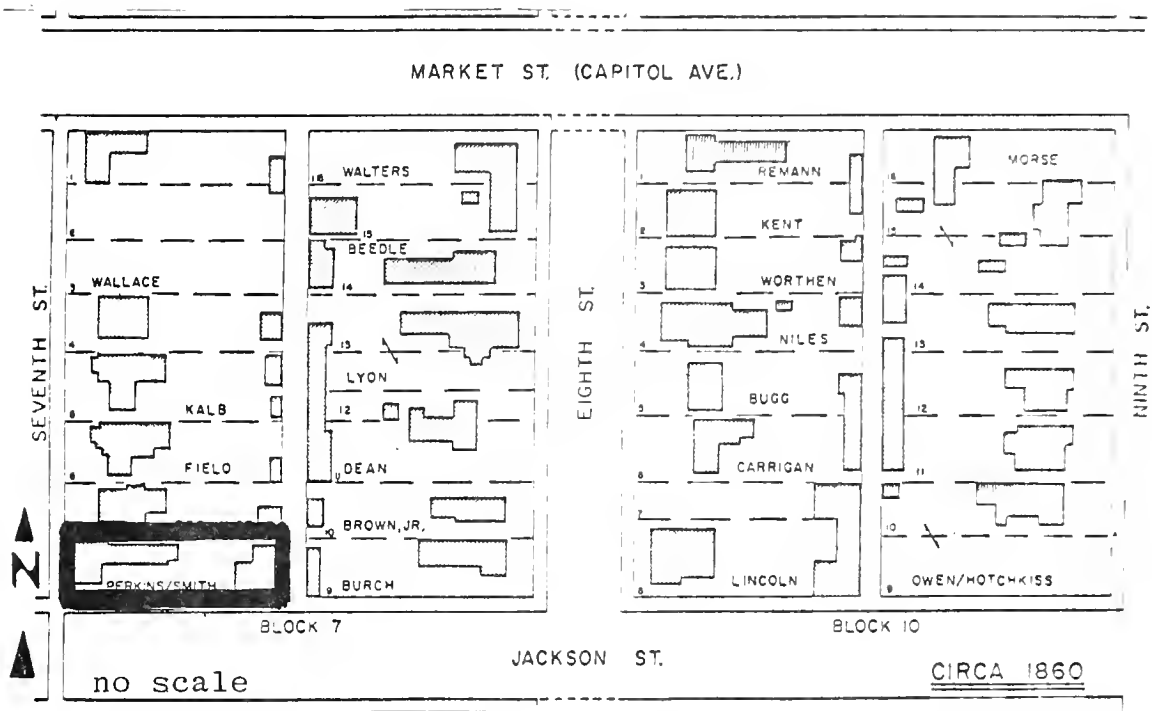
Augustus Koch Panorama

This view was drawn from the northeast circa 1872. A one-and-one-half-story building with a gable roof was located on the lot. This house sat on an east-west axis. There was a long narrow addition attached to the rear of the house; it also ran in an east-west direction. Attached to this ell was a second addition which also ran in an east-west direction and extended all the way back to the one-story shed on the alley line.⁹

CHAPTER 15

BLOCK 7, LOT 8

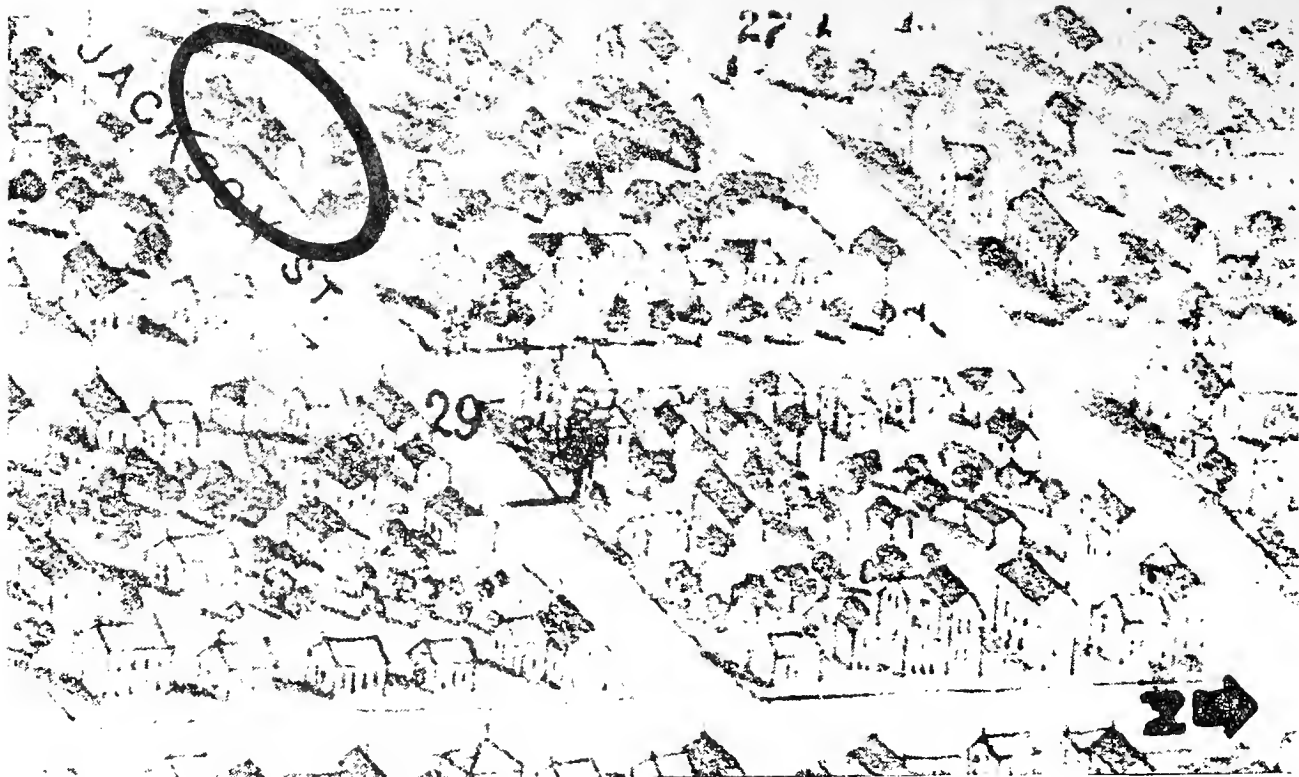
JOSEPH PERKINS HOUSE



Land ownership, Elijah Iles' Addition to Springfield, ca. 1860.



Ruger, A., artist. Springfield, Illinois; Drawn from Nature by A. Ruger. Chicago: n.p., 1867.



Beck and Pauli, artists. Map of Springfield. Milwaukee: A. C. Geiseler and Co., n.d.(circa 1872). Courtesy of Illinois State Historical Society, Springfield, Illinois.



Koch, Augustus, artist. Panorama. n.p., n.d, (circa 1872). Courtesy of Illinois State Historical Library, Springfield, Illinois.

CHAPTER 15

BLOCK 7, LOT 8

JOSEPH PERKINS HOUSE

I. Historical Data

A. Recommendations

The Lincoln Home visitor center currently occupies Lot 8, Block 7. No further recommendations have been made for this property.

B. Significance

The Perkins house sat on the northeast corner of the intersection of South 7th Street and Jackson Street. The house was constructed between 1848 and 1853. Joseph Perkins was an early resident of Sangamon County. His family lived in the house on Lot 8 until 1857. From 1858 to 1859, Stephen and Elizabeth Smith occupied the house. The Smiths were close friends of the Lincolns. The Lincolns were undoubtedly guests in this home.

C. Legal Description and Chain of Title

Elijah Iles and his wife sold Lot 8 and five other lots to Peter Van Bergen for \$2,041 on May 3, 1836.¹ Thomas Matheny had a claim to Lot 8 which he sold to Gilbert Johnson for \$50 on February 3, 1848.² The disposition of Gilbert Johnson's interest in the property is not recorded. On March 19, 1853, Peter Van Bergen sold Lot 8 to John Richardson for \$2,000.³ John Richardson's estate was settled on September 11, 1854, with the sale of Lot 8 to Jackson D. Harper for \$1,160.⁴

Joseph B. Perkins foreclosed on Jackson Harper, claiming Harper owed him \$3,600. Harper eliminated \$1,800 of this debt by transferring Lot 8 to Joseph Perkins on February 15, 1856.⁵ Perkins sold Lot 8 to Edward F. Lenord for \$1,900 on February 27, 1862.⁶ Lenord sold the property to Benjamin F. Hooper on August 22, 1864.⁷ Herbert Post purchased the property in 1865 and lost it in a bankruptcy action in 1875. Edwin Culver paid \$6,076 for the lot.⁸

John S. Culver, administrator of Edwin Culver's estate, sold Lot 8 to Eliza Hannon for \$3,000 on April 23, 1883.⁹ Warren M. Hannon and his wife deeded the property to Annie R. Hannon on November 19, 1907, for the sum of \$3,500.¹⁰ Four months later Annie Hannon sold the lot back to Warren M. Hannon for \$7,400.¹¹

On August 3, 1945, Evelyn Hannon deeded her one-fourth interest in Lot 8 to Arthur C. Lahr and his wife for \$2.00.¹² Norma Hannon Brown and her husband Lawrence also conveyed a one-fourth interest in the lot to Arthur C. Lahr for \$2.00.¹³ John Hannon issued a similar document to Arthur Lahr on July 9, 1945.¹⁴ On the same day, Noel B. Hannon relinquished his claim to Lot 8 for the same amount.¹⁵ Warren Hannon deeded Lot 8 to Arthur C. Lahr for \$2.00 on May 17, 1946.¹⁶

Arthur C. Lahr divided Lot 8 into three segments in 1948. He sold the west seventy-two feet of Lot 8 to William A. Hermes for \$2.00 on July 15 of that year.¹⁷ On December 21, 1948, Lahr sold the east 38.5 feet of the west 110.5-foot portion of Lot 8 to George A. Monahan.¹⁸ On May 31, 1973, William A. Hermes sold his interest in the west 110.5 feet of Lot 8 to the United States of America.¹⁹ On June 29, 1973, William P. Sheehan sold his interest in the east 38.5 feet of the west 110.5-foot portion of Lot 8 to the United States.²⁰ There is no record of the disposition of the east 31.5 feet of Lot 8.

D. People Associated with the Perkins House

Jackson Drake Harper, M. D.

J. D. Harper advertised himself as a physician, surgeon, and oculist in the 1855 Springfield city directory.²¹ There is no indication he ever resided in the house on South 7th Street. He lost the property in a foreclosure action in 1856.

Joseph B. Perkins, Sr.

Joseph Perkins was born in 1824 on a farm near Richard's Creek, Illinois.²² His first marriage was to the daughter of Washington Iles in 1841. The 1850 census listed him as a farmer.²³ By 1855 he operated a livery stable in Springfield.²⁴ However, he maintained an active interest in agriculture and served as Secretary of the Sangamon County Agricultural Society and as a judge at the Sangamon County Fair.²⁵

In 1857 the Perkins family moved into the house on South 7th Street. It was not a happy year for the Perkins family. Joseph's wife, Malinda, died on January 12, 1857, and a baby daughter died on October 9th of that year.²⁶ In 1858, Joseph Perkins rented the house on South 7th Street to Stephen and Elizabeth Smith.

Joseph Perkins remained in Springfield for eight more years. In addition to running his livery stable, he was elected sheriff of Sangamon County in 1858.²⁷ He also married Ann Mary Price of Nicholasville, Kentucky.²⁸ In 1866, Joseph Perkins purchased a farm in Woodside Township, Sangamon County, and returned to farming. Perkins died in Springfield in 1896.²⁹

Stephen Smith

Stephen and Elizabeth Smith lived in the house on Lot 8 of Block 7 from 1858 to 1859. Stephen Smith was born near Clarksville, Tennessee, in 1829. He married Elizabeth Dolon in 1857.³⁰

Smith moved to Springfield in 1852. He was employed in a branch of his brother's dry goods store, and there is evidence he roomed with the Lincolns from 1852 to 1857.³¹

Stephen and Elizabeth Smith were close friends of the Lincolns. They were also relatives by marriage. Stephen Smith's brother married Ann Maria Todd, one of Mary Todd Lincoln's sisters.³² The Smiths often kept Mary Todd Lincoln company while Abraham was away from Springfield on business.³³

Stephen Smith operated a store for the next 37 years. He died on April 11, 1897.³⁴ Elizabeth Smith died in Bloomington, Illinois, in 1905.³⁵

Julius and Edward Hammerslough

The residents of the house on Lot 8 from 1860-1864 are not known. In 1859, Julius and Edward Hammerslough established a clothing store in Springfield; they rented the house at 97 South 7th Street in 1864. The Hammersloughs sold their business to Samuel Rosenwald in 1868.

II. Architectural Data

A. Date and Cost of Construction

The 1854 map of the city of Springfield indicated two sizeable structures on Lot 8. One was an L-shaped structure in the northwest corner of the lot; the other was an L-shaped building in the southeast corner.³⁶

B. Changes to House and Outbuildings Detailed by the Sanborn Fire Insurance Maps

Sanborn Map of 1884

The house on Lot 8 faced 7th Street and extended in an easterly direction. It was two stories tall. There was a one-story room attached to the east elevation of the house and a one-story porch attached to the south elevation of this room.³⁷

Sanborn Map of 1890

A large two-story building was located in the southeast corner of the lot and was identified as a coal house.³⁸

Sanborn-Perris Map of 1896

Only the front portion of the original house remained. The long ell at the rear was removed. Two two-story dwellings were constructed on the eastern half of Lot 8. Both houses were square in shape and covered with wood shingles. The house closest to the original residence had a single-story porch on the southwest corner. The address of this house was 709 Jackson Street. The address of the house in the southeast corner of the lot was 713 Jackson Street.³⁹

Sanborn Map of 1917

The original house was demolished and replaced with a two-story dwelling covered with wood shingles. A single-story porch ran the entire length of the west elevation of the house. A two-story porch was attached to the east elevation of the house at the northeast corner.⁴⁰

Sanborn Map of 1941

No changes were indicated since 1917.⁴¹

C. Structural Data Revealed by Insurance Rates

The Minimum Tariff Rates for 1866 identified a wood dwelling on Lot 8, Block 7.⁴² The 1879 Minimum Tariff Rates listed a two-story wood dwelling on the lot, owned by Culver.⁴³ The 1891 Rules and Regulations listed a two-story wood dwelling on the lot.⁴⁴ The 1919 Rules and Regulations listed a two-story dwelling at 430 South 7th Street.⁴⁵

D. Panoramas and Photographs

Ruger Panorama

This panorama, drawn circa 1867, indicated a large L-shaped structure on the lot. This building had a hip roof. A small one-story addition was attached to the rear of the house. There was an L-shaped outbuilding at the rear of the lot. Four trees grew in the center of the lot between the house and the outbuilding.⁴⁶

Beck and Pauli Panorama

The circa 1872 Beck and Pauli panorama pictured an L-shaped house on the corner lot. The base of the ell faced South 7th Street and the stem of the ell ran on an east-west axis along the boundary line with Lot 7. This house had a gable roof. The artists drew one tree and a small single story shed with a gable roof in the south-east corner of the lot.⁴⁷

Augustus Koch Panorama

Augustus Koch's circa 1872 panorama pictured an L-shaped building on the lot. This building had a gable roof. Koch depicted four windows on each story of the north elevation of the stem of the ell. There were two windows on the each story of the east elevation of this portion of the lot.

An L-shaped outbuilding was indicated in the south-east corner of Lot 8. This building was one story tall with a gable roof. One tree grew beside the house on Jackson Street.⁴⁸

NOTES

CHAPTER 15

1. Warranty Deed, May 3, 1836, Sangamon County Deed Book T, Sangamon County Courthouse, 373.
2. Quitclaim Deed, February 3, 1848, Sangamon County Deed Book AA, Sangamon County Courthouse 216.
3. Warranty Deed, March 19, 1853, Sangamon County Deed Book KK, Sangamon County Courthouse, 479.
4. Deed, October 11, 1854, Sangamon County Deed Book PP, Sangamon County Courthouse, 587.
5. Bill of Foreclosure, August 1, 1855, Sangamon County Deed Book TT, Sangamon County Courthouse, 26; Warranty Deed, February 15, 1856, Sangamon County Deed Book UU, Sangamon County Courthouse, 523.
6. Warranty Deed, February 27, 1862, Sangamon County Deed Book 12, Sangamon County Courthouse, 343.
7. Warranty Deed, August 22, 1864, Sangamon County Deed Book 20, Sangamon County Courthouse, 209.
8. Certificate of Purchase, July 24, 1875, Sangamon County Deed Book Certificate 3, Sangamon County Courthouse, 447.
9. Quitclaim Deed, April 23, 1883, Sangamon County Deed Book 74, Sangamon County Courthouse, 74.
10. Warranty Deed, April 19, 1907, Sangamon County Deed Book 134, Sangamon County Courthouse, 292.
11. Warranty Deed, March 5, 1908, Sangamon County Deed Book 138, Sangamon County Courthouse, 447, Document Number 88176.
12. Warranty Deed, August 3, 1945, Sangamon County Deed Book 335, Document Number 215747, Sangamon County Courthouse, 485.
13. Warranty Deed, August 3, 1945, Sangamon County Deed Book 335, Document Number 215748, Sangamon County Courthouse, 487.
14. Warranty Deed, July 9, 1945, Sangamon County Deed Book 335, Document Number 215749, Sangamon County Courthouse, 491.
15. Warranty Deed, July 9, 1945, Sangamon County Deed Book 335, Document Number 215750, Sangamon County Courthouse, 493.

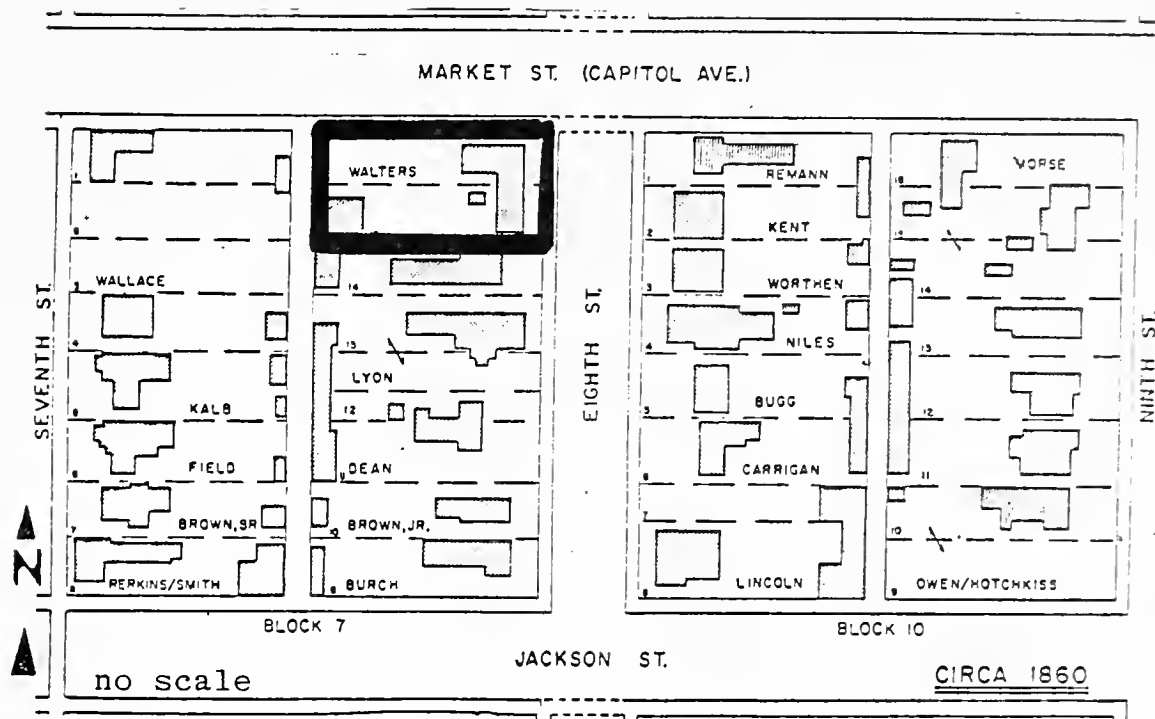
16. Warranty Deed, May 17, 1946, Sangamon County Deed Book 335, Document Number 215751, Sangamon County Courthouse, 489.
17. Warranty Deed, July 15, 1948, Sangamon County Deed Book 379, Document Number 228490, Sangamon County Courthouse, 128.
18. Warranty Deed, December 21, 1948, Sangamon County Deed Book 562, Document Number 230828, Sangamon County Courthouse, 152.
19. Warranty Deed, May 31, 1973, Sangamon County Deed Book 663, Document Numbers 356088 and 356089, Sangamon County Courthouse, 983-984.
20. Warranty Deed, June 29, 1973, Sangamon County Deed Book 665, Document Number 356893, Sangamon County Courthouse, 159.
21. Springfield City Directory and Sangamon County Advertising for 1855-56, 15, 150.
22. Illinois State Journal, 5 July 1896, p. 6, col. 4.
23. "U. S. Census, 1850."
24. Springfield City Directory and Sangamon County Advertising for 1855-56, 158.
25. Illinois State Journal, 1 July 1856, p. 2, col. 2; 29 May 1857, p. 2, col. 3.
26. Illinois State Journal, 16 January 1857, p. 3, col 1; 10 October 1857, p. 2, col. 4.
27. Illinois State Journal, 25 November 1858, p. 3, col. 1.
28. Illinois State Journal, 5 July 1896, p. 6, col. 1.
29. Ibid.
30. Wayne C. Temple, "When Lincoln Left Town with Another Woman," Lincoln Herald 68, No. 4 (Winter 1966), 175-177.
31. Ibid, 176.
32. Ibid, 175.
33. Ibid, 177.
34. Ibid, 179.

35. Ibid, 181.
36. City of Springfield, 1854.
37. Springfield, Illinois, Sanborn Map and Publishing Co., 1884, Plate 11.
38. Sanborn-Perris Map and Publishing Co., February 1890, Plate 8.
39. Insurance Maps of Springfield, Illinois, 1896, Plate 115.
40. Insurance Maps of Springfield, Illinois, 1917, Plate 158.
41. Insurance Maps of Springfield, Illinois, 1941, Plate 116.
42. Minimum Tariff of Rates Adapted by the Board of Fire Underwriters of Springfield, Illinois, October 1866, 56.
43. Minimum Tariff of Rates Adapted by the Underwriters' Union of Springfield, Illinois, Local Board of Fire Underwriters, June 1891, 185.
44. Rules and Regulations and Tariff of Rates of the Springfield, Illinois, Local Board of Fire Underwriters, June 1891, 116.
45. Rules and Regulations and Tariff of Rates of the Springfield, Illinois, Local Board of Fire Underwriters, April 1899, 145.
46. A. Ruger Panorama, circa 1867.
47. Beck and Pauli Panorama, circa 1872.
48. Augustus Koch Panorama, circa 1872.

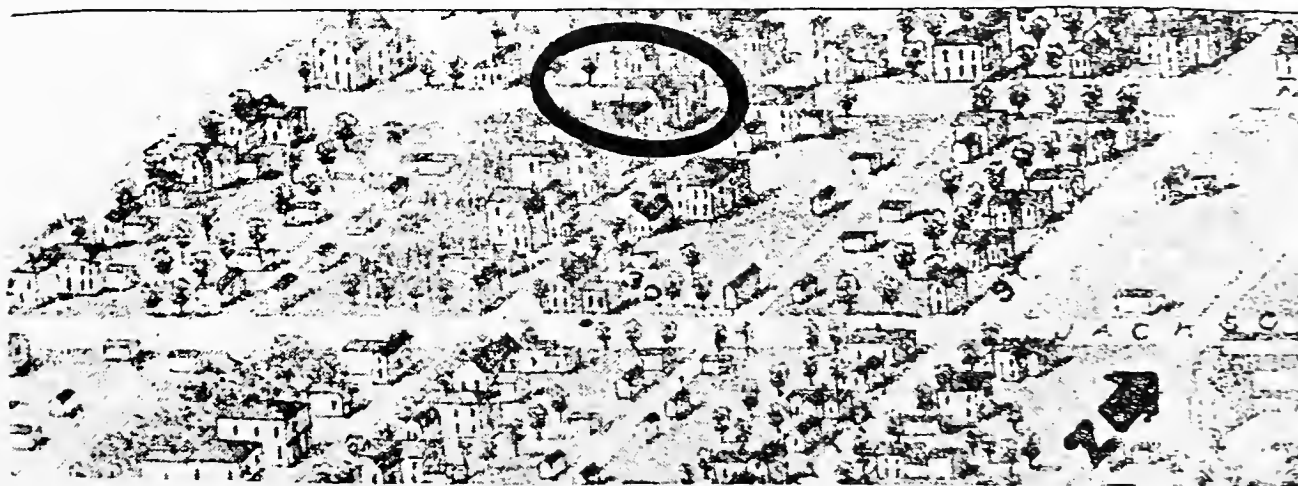
CHAPTER 16

BLOCK 7, LOTS 15 AND 16

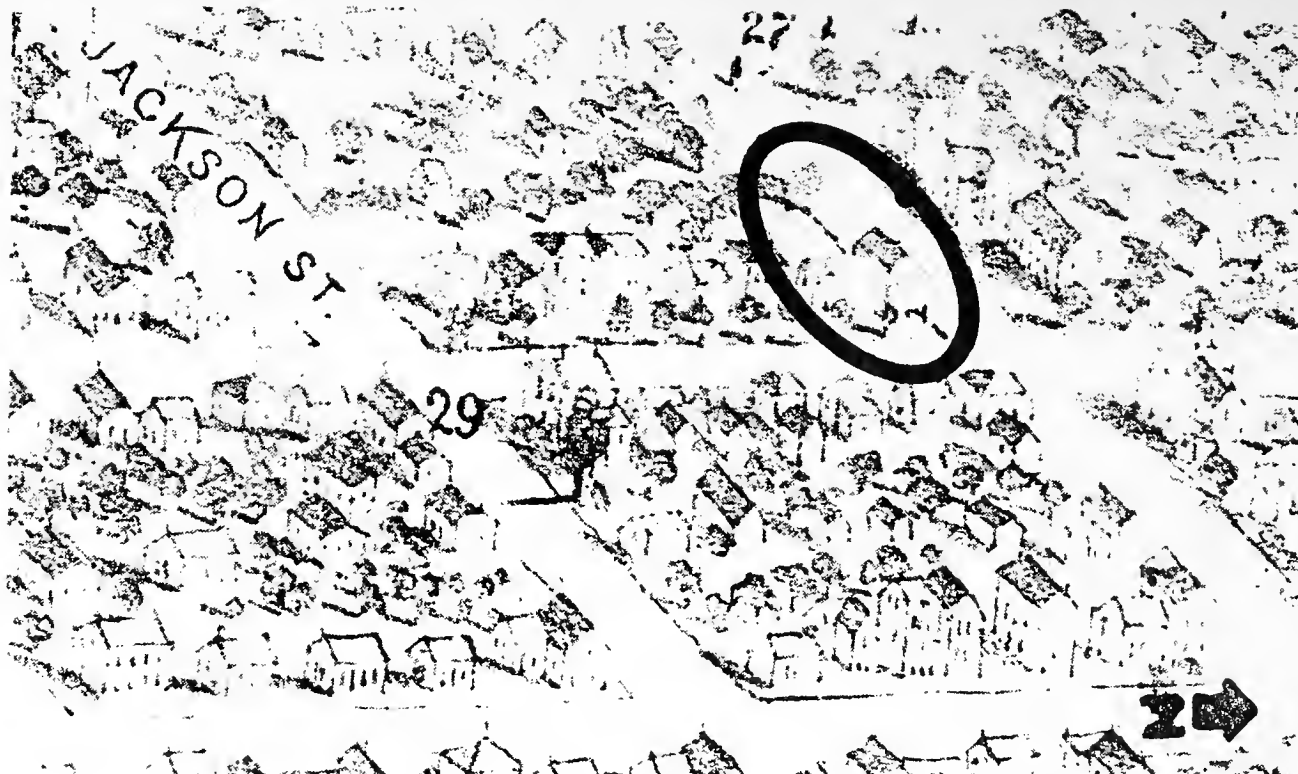
ANNA WALTERS HOUSE



Land ownership, Elijah Iles' Addition to Springfield, ca. 1860.



Ruger, A., artist. Springfield, Illinois; Drawn from Nature by A. Ruger. Chicago: n.p., 1867.



Beck and Pauli, artists. Map of Springfield. Milwaukee: A. C. Geiseler and Co., n.d.(circa 1872). Courtesy of Illinois State Historical Society, Springfield, Illinois.



Koch, Augustus, artist. Panorama. n.p., n.d, (circa 1872). Courtesy of Illinois State Historical Library, Springfield, Illinois.

CHAPTER 16
BLOCK 7, LOTS 15 AND 16
ANNA WALTERS HOUSE

I. Historical Data

A. Recommendations

William Walters owned the house on the southwest corner of Market and 8th Streets in the early 1840s. This property (Lot 16 and the north thirty-two feet of Lot 15) adjoins the Beedle House (HS-12). The Walters house was destroyed and there are no buildings on the lot at the present time. A sign will identify the lot for park visitors. This lot will be planted with screen plantings to block out the view of the nonhistoric area which borders the park.¹

B. Significance

William Walters was a journalist and printer. Like so many others he and his wife, Anna, migrated to the new capital from Vandalia. He was the owner and editor of the Illinois State Register, the Democratic rival of the Whig party organ Illinois State Journal. The Walters house stood in the northeast corner of Block 7 of Elijah Iles' Addition.

C. Legal Description and Chain of Title

On May 3, 1836, Peter Van Bergen purchased Lots 6, 7, 8, 14, 15, and 16 in Block 7 of Elijah Iles' First Addition to Springfield.² He sold Lots 14, 15 and 16 to William Walters through the mechanism of a Bond for Deed in 1839. William Walters agreed to pay \$2,000 for the property within two years, and at that time a Warranty Deed would be issued to him.³ In June 1841 William Walters still owed the \$1,200 on his property. On June 10, 1841, he paid his obligation to Peter Van Bergen by borrowing \$5,200 from his brother-in-law, Charles Lanphier, using the property that he owned in Block 7 as collateral.⁴ William Walters' financial situation did not improve, and in 1843 his creditors foreclosed on the property. Charles Lanphier once again came to the rescue. In 1845 Lanphier paid an additional \$1,200 and assumed ownership of the property.⁵

In August 1849 Charles Lanphier returned the property to his widowed sister, Anna Lanphier Walters.⁶ On June 7, 1859, Anna

Walters sold the south ten feet of Lot 14 to Henson Lyon.⁷ On March 1, 1864, she sold the north thirty feet of Lot 14 and the south eight feet of Lot 15 to Washington Crowder.⁸

The south ten feet of Lot 14 adjoined the Lyon property and increased the size of the Lyon parcel. A separate house sat on the small thirty-eight-foot lot that was comprised of pieces of both Lots 14 and 15 (the north thirty feet of Lot 14 and the south eight feet of Lot 15). The Walters house sat on Lot 16 and the north thirty-two feet of Lot 15. Mrs. Walters sold this property to George Dalby on April 9, 1864.⁹

George Dalby and his wife turned the property over to the Springfield Savings Bank as Trustee on July 5, 1870,¹⁰ and in 1871 William M. Dalby obtained the property.¹¹ On August 28, 1880, Sarah M. Stott bought the property,¹² and she sold it to Elizabeth Booth in 1884.¹³

On April 29, 1890, Elizabeth Booth divided this property into two parcels (see Figure 3). She deeded Parcel X (the west eighty-seven feet of Lot 16 and the north thirty-two feet of Lot 15) to Alfred Booth on April 29, 1890.¹⁴ In February 1894, Mrs. Booth deeded Parcel Y (the east sixty-five feet of Lot 16 and the north thirty-two feet of Lot 15) to Alfred Booth.¹⁵

Alfred Booth once again divided the property, but not along the same boundary lines as it was divided earlier. The four lots which resulted from this division of property have been lettered Lots A, B, C, and D. (See Figure 4.) First, Lot 16 and the north thirty-two feet of Lot 15 were divided into a west 72.81 feet and an east 79.84 feet. Then, in May of 1905, he sold the east thirty-six feet of the west 72.81 feet (Lot B) to Alex D. Taylor.¹⁶ In 1906 Alfred Booth sold the west 36.81 feet of Lot 16 and the north thirty-two feet of Lot 15 (Lot A) to Sadie Kramer.¹⁷

On September 22, 1923, Alex D. Taylor and wife transferred Lot B to Arthur E. Walters.¹⁸ Blanch Walters conveyed Lot B to Oliver S. Clauser on October 14, 1944.¹⁹ Clauser sold it to Bernard W. Bowman in 1955.²⁰ In 1975, Bernard Bowman sold the property to the United States of America.²¹

Sadie Kramer's estate was probated in 1931. In 1932 the executor for Sadie Kramer transferred ownership of Lot A to Michael Kuciembra.²² Upon Michael Kuciembra's death in 1941, Lot A became the property of Edna Larson. Mrs. Larson sold it to Sigmund K. Grant

CAPITOL AVE. (formerly Market St.)
E 1/2 BLOCK 7

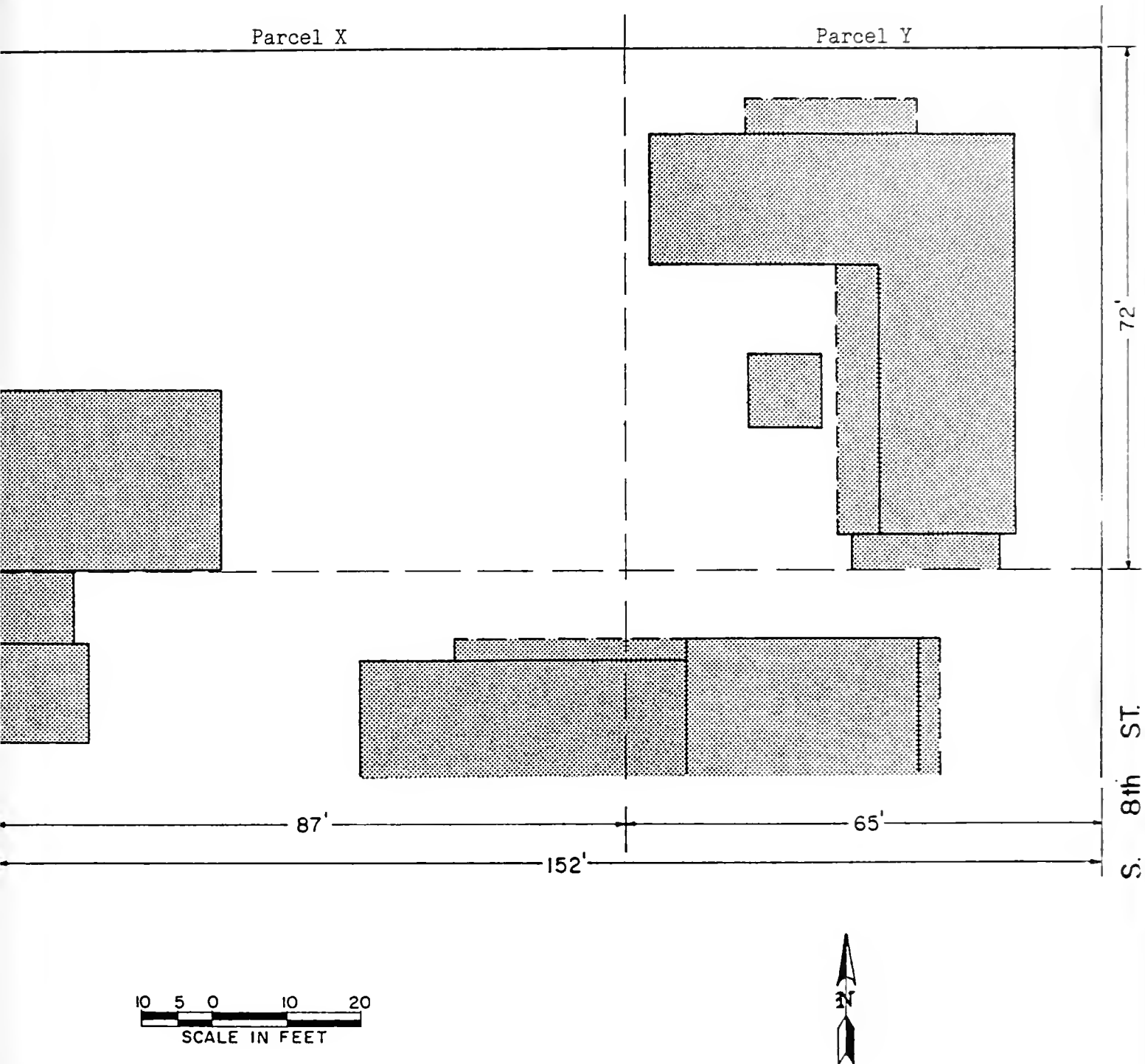


figure 3

BASIC DATA: Sanborn Map, 1884

CAPITOL AVE. (formerly Market St.)
E 1/2 BLOCK 7

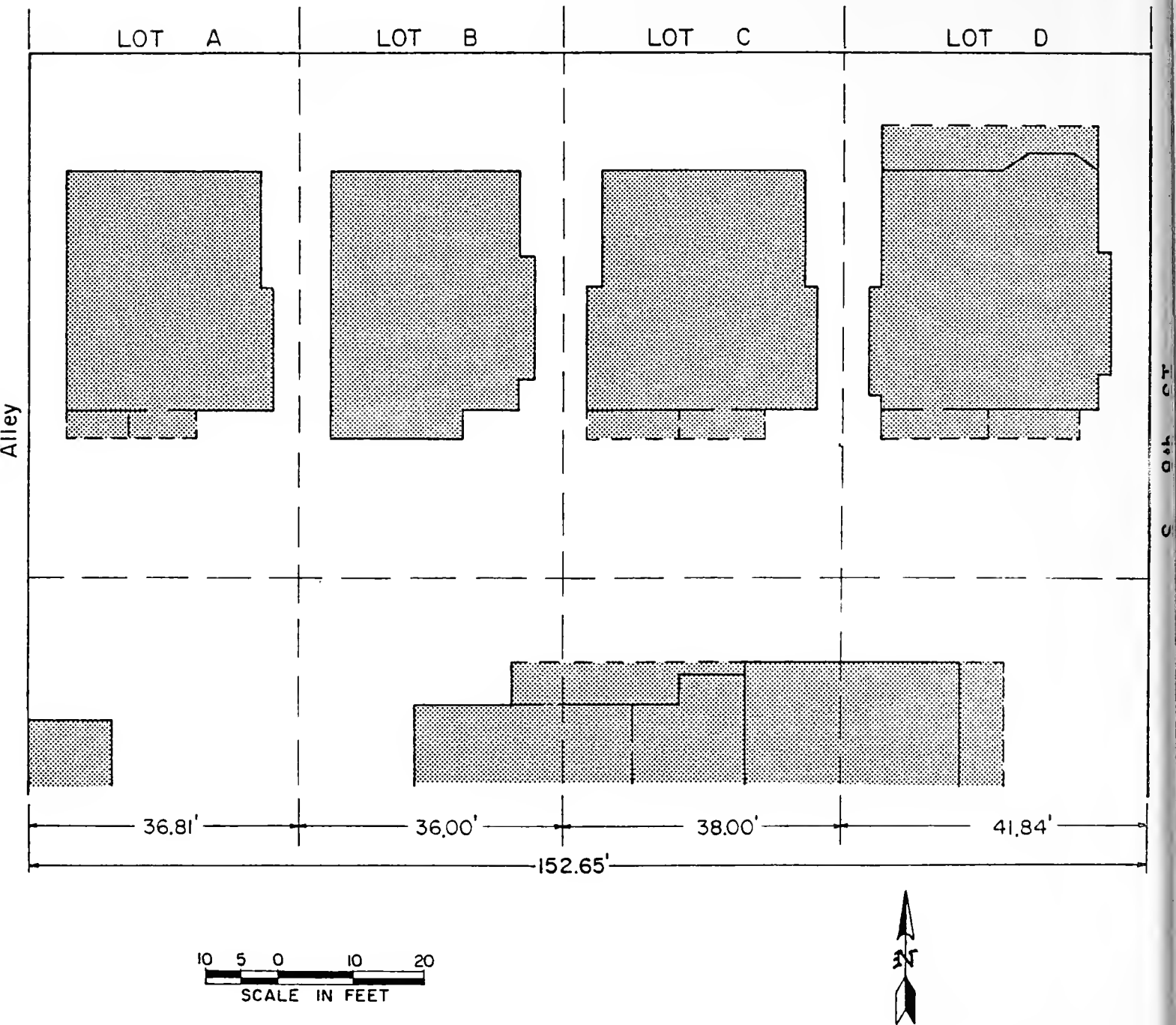


figure 4

BASIC DATA: Sanborn - Perris Map, 1896

in 1953,²³ and the United States of America bought the property from Sigmund Grant's estate in 1973.²⁴

Alfred Booth sold the east 41.84 feet of Lot 16 and of the north thirty-two feet of Lot 15 (Lot D) to Sophia Compton on April 23, 1908.²⁵ She also gained possession of the west thirty-eight feet of the east 79.84 feet of Lot 16 and the north 32 feet of Lot 15 (Lot C); however, this transfer of property was not recorded. Sophia Compton turned ownership of Lot D to her husband, Charles Compton, on May 29, 1908.²⁶ She conveyed Lot C to him on June 3, 1909.²⁷ Further title transfers on Lots C and D were not recorded until Dorteia Lennox (single) conveyed the property through a Warranty Deed to the United States of America on May 27, 1975.²⁸

D. People Associated with the William Walters House

Peter Van Bergen

Peter Van Bergen was born in Catskill, New York, in 1800. He married Clarissa H. Benjamin of Lima, New York, and the Van Bergens had three children. They moved to Springfield, where Peter made his living by farming and selling real estate. Elijah Iles was his brother-in-law, and Van Bergen purchased many lots in Elijah Iles' First Addition to Springfield.²⁹ His usual procedure was to hold the lots for a few years, then resell them at a profit.

Peter Van Bergen was a loyal Republican and a friend of Abraham Lincoln. They met when both were appointed to survey a small country town on the Illinois River.³⁰

Peter Van Bergen never lived on any of the lots he owned in the Lincoln Home neighborhood. He built a house on Washington Park Boulevard after the Civil War, and he lived there the rest of his life.³¹

*The Illinois State Journal was renamed several times. From 1831 to 1837 the newspaper was called the Sangamon Journal. From 1837 to 1847 it was called the Sangamo Journal. In 1847 it was renamed the Illinois Journal, and it was called the Illinois State Journal from 1855 to 1974 when the two major Springfield papers combined into the State Journal-Register. See State Journal-Register, "State Journal-Register Begins 150th Year," 1974.

William Walters

William Walters came to Vandalia from Washington, D. C., in early 1836. He immediately began a newspaper which he called the Illinois State Register. The Register was established as the Democratic Party organ, and it functioned as an alternative to the Whig-leaning Illinois State Journal.^{*} Walters soon gained a reputation as a political editor. Therefore, when the state capital moved to Springfield, the Register moved as well.³²

Initially, Walters was pleased with his new life in the West. In a letter to his family in Washington, he wrote:

...my position here is as different from what it was at Washington as it is possible to be. I have prospered beyond all my expectations. But 18 months ago and I had to borrow the money to come here. Now I am possessed of more property than anyone would believe if I was to tell it.³³

The move to Springfield did not improve his fortunes, however. In 1839, he opened his newspaper office in its Springfield location without missing a single issue's publication.³⁴ At the same time he purchased the three town lots from Peter Van Bergen for his family home. When the note on the lots came due he could not make the payment without borrowing money from his brother-in-law Charles Lanphier. By 1843 his financial problems worsened to the extent his creditors foreclosed on the property.³⁵ Charles Lanphier settled the bills with the payment of an additional \$1,200 and received the three lots on Block 7 as compensation.³⁶

By 1846 William Walters was a desperate man. According to the biography of Charles Lanphier, Walters' newspaper business was failing, his personal finances were no better, and he was unable to control his drinking.³⁷ When the United States declared war on Mexico in 1846, William Walters left Springfield and joined the Fourth Regiment of Illinois Volunteers. At age 44, William Walters assumed the lowly rank of private and ventured forth to redeem his life and reputation through a military career.

Walters never saw combat. Shortly after he enlisted, he was appointed Assistant Commissary of Subsistence.³⁸ Walters never reached Mexico and the battle, however. He died at the Planter's House in St. Louis on August 1, 1846. His death was attributed to "congestion of the brain." This diagnosis is unclear. Perhaps Walters became ill with influenza, typhoid or dysentery, or, as stated by his brother-in-law's biographer, "congestion of the brain" may have been a polite way to say that he died of alcoholism.³⁹

Charles Lanphier

Charles Lanphier was born in Virginia in 1830. He lived in the nation's capital for twelve years and then migrated to Vandalia and on to Springfield with his sister and brother-in-law, the Walters.⁴⁰ William Walters hired Lanphier as an apprentice printer, and, according to Walters, Lanphier was successful at his chosen profession: "Charles is everything I wish him and if he continues to act as he has, which I believe he will, he must rise also when he comes to be a man, and shall, if my influence can make him."⁴¹

Fortunately, William Walters' dubious influence had little effect on Charles Lanphier's development. By 1841 Lanphier owned Walters' house, and by 1846 Lanphier owned Walters' newspaper. When Walters marched away with the Fourth Regiment, Charles Lanphier assumed management of the near-bankrupt newspaper and printing company.⁴²

Charles put the newspaper company back on a paying basis largely because he mended Walters' political fences and retrieved the state printing contract. The Illinois State Register had done all official printing for the State of Illinois since 1839,⁴³ but when William Walters backed the wrong faction in the Democratic party, he lost the political favoritism necessary for continued legislative support of the Register as the printer for the state.

Charles Lanphier married and had a family of his own. He also took care of his sister, Anna Walters, and her children. He already owned the Walters' house; he took the property in compensation for paying William Walters' debts on two occasions. He let his sister Anna live in the house. In 1849 Lanphier deeded the three lots back to his sister as her property. Because William Walters had been dead for three years, Lanphier apparently felt it was safe to return the property to her at this time.

Anna Lanphier Walters

When Anna Lanphier Walters went to her husband's deathbed in St. Louis in 1846 she was thirty-seven years old, the mother of five children, and indebted to her younger brother for the roof over her head.⁴⁴ There is no record of how Anna Walters felt about the situation in which her husband left her, but the family was obviously a close one. William Walters worried about his wife's family and tried to help them when he could.⁴⁵ Walters gave Charles Lanphier his start in the publishing business at which Lanphier became so successful. Charles Lanphier helped William Walters financially, and he provided Anna Walters and her family with a home throughout the above-mentioned years of difficulty.

Anna Walters received back the three lots that husband had relinquished to Charles to satisfy his debts. She had a house for her family to live in and another house to rent out as income property. With her husband gone, she went into the boarding-house business to raise extra money. On July 10, 1861, she ran this advertisement in the Illinois State Journal: "Boarding--Several boarders can be accommodated, with or without lodging, at corner of Eighth and Market streets."⁴⁶ Anna's sons also stayed with her after they were old enough to start careers of their own.⁴⁷

Anna Walters moved several times after she left the Lincoln neighborhood in 1864. However, she spent the final years of her life in her brother Charles' home in Springfield. On May 21, 1902, she died of a broken hip at the age of ninety-two years.⁴⁸

II. Architectural Data

A. Date and Cost of Construction

William Walters purchased the three adjoining lots in Block 7 in 1839. The purchase price was \$2,000 (or approximately \$650 per lot). This indicates that no houses existed on the lots in 1839 and that William Walters constructed his house sometime after August 1839.⁴⁹

The 1854 map of the city of Springfield illustrated a large L-shaped building on Lots 15 and 16. Two supporting structures were located on Lot 15 also.⁵⁰

B. Changes to House and Outbuildings Detailed by the Sanborn Fire Insurance Maps

Sanborn Map of 1884

The 1884 Sanborn map pictured a two-story, L-shaped structure. The north elevation of the structure faced Capitol Avenue (formerly Market Street), and a small one-story porch was located in the center of the north elevation. The two-story ell extended in a north-south direction along South 8th Street. On the east elevation of this addition was another small single-story addition. A two-story porch extended along the entire west elevation of the ell. Directly behind the ell was a small square one-story outbuilding which may have been a privy. There was another supporting structure in the southwest corner of Lot 15: a two-story rectangular building which ran on an east-west axis. Wood shingles covered all buildings on the lot.⁵¹

Sanborn-Perris Map of 1890

The 1890 map indicated no additions or changes to the property.⁵²

Sanborn Map of 1896

All buildings were removed from the lot before 1896. The lot was subdivided and four new buildings were constructed. These buildings were all two stories in height and were approximately the same size. The addresses for these new buildings were (from east to west) 716, 720, 724, and 728 East Capitol. All buildings were covered with wood shingle roofs.⁵³

Sanborn Map of 1917

Slight modifications were indicated on the 1917 map. The north elevation of 716 East Capitol Avenue had an open porch on the first floor. This porch was covered by the second story of the building. The building was covered with wood shingles.

Seven-twenty (720) East Capitol had a similar open porch on the first story. A small rectangular addition was added to the right side of the south elevation. A tin roof covered the building. The north elevation of 724 East Capitol Avenue also had an open first story porch covered by the second story of the building. The building had a tin roof.

Seven-twenty-eight (728) East Capitol had a large 1-story addition on the south elevation. This addition ran the full length of the south elevation. This structure was also roofed with tin.⁵⁴

Sanborn Map of 1941

The open porch on the north elevation of 716 East Capitol was enclosed, and a small two-story porch was added onto the center of the south elevation. The porch at 724 East Capitol had also been enclosed.⁵⁵

C. Structural Data Revealed by Insurance Rates

The Minimum Tariff of Rates for 1866 listed a wooden dwelling on Lot 15 of Block 7.⁵⁶ The 1891 Rules and Regulations indicated a two-story wooden dwelling at 728 East Capitol Avenue.⁵⁷ The 1899 Rules and Regulations listed four new houses owned by Booth. All four

houses were two stories high and constructed of wood. The addresses of these new buildings were 716, 720, 724, and 728 East Capitol.⁵⁸

D. Photographs and Panoramas

Ruger Panorama

The Ruger panorama, circa 1867, pictured an L-shaped building on the corner of Market and South 8th Street. The main part of the building was constructed on an east-west axis and faced Market Street. A long ell extended south from the building on the east side of the building. Both sections of the house were two stories, and both sections had gable roofs.

Ruger showed two windows on the east elevation of the main part of the house on the second floor, and four windows in the east elevation of the addition on the second story. He drew two windows on the second story of the south elevation of the addition. A door was also visible on the south elevation. Two trees grew in front of the addition along South 8th Street.⁵⁹

Beck and Pauli Panorama

The Beck and Pauli view from the southeast, circa 1872, revealed only a portion of the Walters house. The house was two stories in height and faced Market Street to the north. A two-story ell extended from the center of the rear of the house in an east-west direction. Gable roofs covered both sections of the house. The artist sketched three windows on the south elevation, one window in the gable, and one each on the first and second floors. A full view of the Walters house was blocked by the proximity of the Beedle house to the south.⁶⁰

Augustus Koch Panorama

The Koch panorama, circa 1872, was a view from the northeast. This drawing showed a large two-story L-shaped house on the corner of South 8th Street and Market Street. The main part of the house ran in an east-west direction and faced Market Street. The ell ran in a north-south direction and faced South 8th Street. Both segments of the house had gable roofs.

Koch drew five windows on the second story of the north elevation. A doorway and at least two windows were indicated on the first floor. He pictured four windows on the east elevation of the main part of the house, two on the first floor and two on the second. The artist also drew five windows on the east elevation of the ell on

the second story and three windows and two doors on the first story. A two-story outbuilding was also drawn at the rear of the lot near the alley. This building had a gable roof and extended lengthwise in an east-west direction.⁶¹

NOTES

CHAPTER 16

1. Harvey and Clarke, Historic Grounds Report, 169.
2. Warranty Deed, May 3, 1836, Sangamon County Deed Book T, Sangamon County Courthouse, 373.
3. Bond for Deed, August 12, 1839, Sangamon County Deed Book R, Sangamon County Courthouse, 317.
4. Deed, August 11, 1845, Sangamon County Deed Book X, Sangamon County Courthouse, 54.
5. Ibid.
6. Warranty Deed, August 11, 1849, Sangamon County Deed Book I, Sangamon County Courthouse, 131.
7. Warranty Deed, June 7, 1859, Sangamon County Deed Book 6, Sangamon County Courthouse, 42.
8. Warranty Deed, March 1, 1864, Sangamon County Deed Book 18, Sangamon County Courthouse, 35.
9. Warranty Deed, April 9, 1864, Sangamon County Deed Book 18, Sangamon County Courthouse, 308.
10. Trust Deed, July 5, 1870, Sangamon County Deed Book 30, Sangamon County Courthouse, 278.
11. Warranty Deed, March 4, 1872, Sangamon County Deed Book 45, Sangamon County Courthouse, 225.
12. Warranty Deed, August 28, 1880, Sangamon County Deed Book 67, Sangamon County Courthouse, 534.
13. Warranty Deed, April 9, 1884, Sangamon County Deed Book 77, Sangamon County Courthouse, 77.
14. Warranty Deed, April 29, 1890, Sangamon County Deed Book 88, Sangamon County Courthouse, 163.
15. Warranty Deed, February 5, 1894, Sangamon County Deed Book 96, Sangamon County Courthouse, 233.

16. Warranty Deed, May 1, 1905, Sangamon County Deed Book 126, Sangamon County Courthouse, 391.
17. Warranty Deed, May 9, 1906, Sangamon County Deed Book 125, Sangamon County Courthouse, 207.
18. Warranty Deed, September 22, 1923, Sangamon County Deed Book 205, Sangamon County Courthouse, 427.
19. Warranty Deed, October 4, 1944, Sangamon County Deed Book 319, Sangamon County Courthouse, 345.
20. Warranty Deed, October 5, 1955, Sangamon County Deed Book. Sangamon County Courthouse.
21. Warranty Deed, March 26, 1875, Sangamon County Deed Book, Sangamon County Courthouse.
22. Deed, July 7, 1932, Sangamon County Deed Book 259, Sangamon County Courthouse, 20.
23. Warranty Deed, November 5, 1953, Sangamon County Deed Book, Sangamon County Courthouse.
24. Warranty Deed, July 16, 1973, Sangamon County Deed Book, Sangamon County Courthouse.
25. Warranty Deed, April 23, 1908, Sangamon County Deed Book 138, Sangamon County Courthouse, 83.
26. Warranty Deed, May 29, 1908, Sangamon County Deed Book 156, Sangamon County Courthouse, 99.
27. Warranty Deed, June 3, 1909, Sangamon County Deed Book 156, Sangamon County Courthouse, 99.
28. Warranty Deed, May 27, 1975, Sangamon County Deed Book, Sangamon County Courthouse.
29. Warranty Deed, May 3, 1836, Sangamon County Deed Book T, Sangamon County Courthouse, 373.
30. Joseph Wallace, Past and Present of the City of Springfield and Sangamon County, Illinois, 1314.
31. Ibid.
32. "Glory to God and the Sucker Democracy," MS collection, compiled by Charles C. Patton, Sangamon Valley Collection, Lincoln Library, Springfield, Illinois, 19.

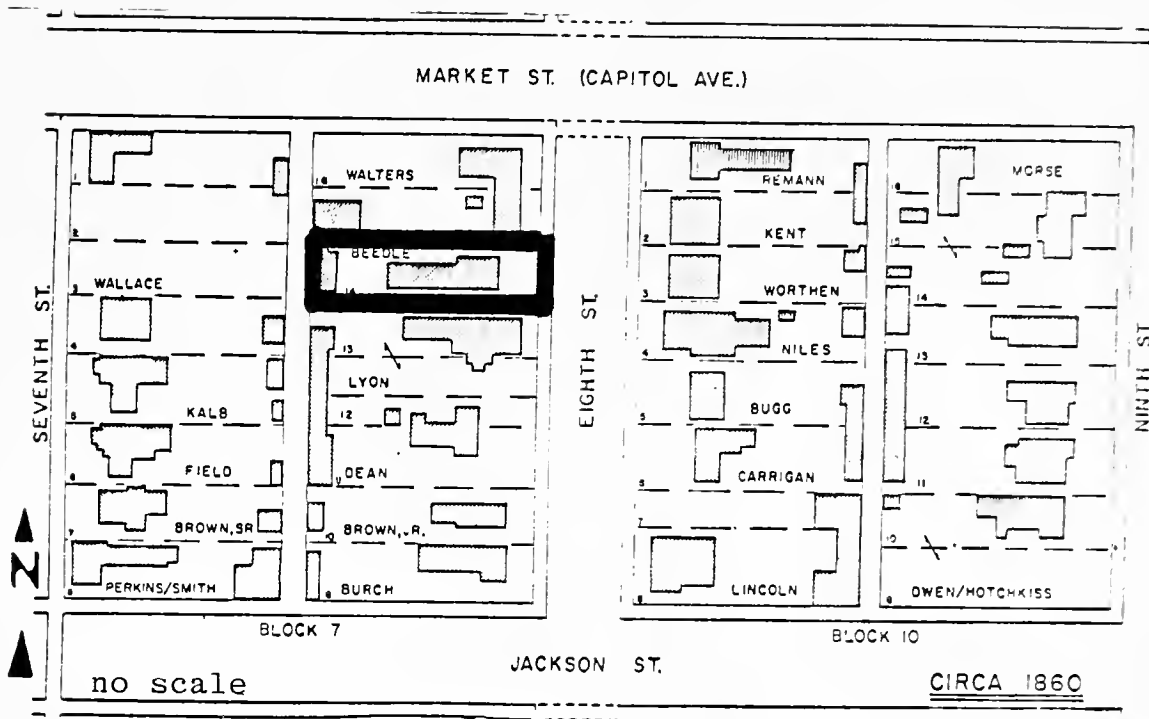
33. "Glory to God and the Sucker Democracy," 17.
34. Ibid.
35. Deed, filed August 11, 1845, Sangamon County Deed Book X, Sangamon County Courthouse, 54.
36. Ibid.
37. Andy VanMeter, Always My Friend - The Charlie Lanphier Story (Springfield, Illinois: Phillips Bros.), 112-113.
38. Sangamo Journal, 6 August 1846, 3:1.
39. VanMeter, Always My Friend, 113.
40. History of Sangamon County, 227.
41. "Glory to God and the Sucker Democracy," 17.
42. History of Sangamon County, 227.
43. "Glory to God and the Sucker Democracy," 17.
44. The Sangamo Journal, 6 August 1844, 3:1.
45. "Glory to God and the Sucker Democracy," 17-18.
46. Illinois State Journal, 10 July 1861, 2.
47. Sangamon City Directory and Sangamon County Advertiser for 1855-56, 164; Springfield City Directory for 1857-58, 84; Buck and Kriegh's City Directory, for the Year 1859, 76; Williams' Springfield Directory City Guide, and Business Mirror, for 1860-61, 139.
48. The Journal, 22 May 1902, 6:3.
49. Bond for Deed, August 12, 1839, Sangamon County Deed Book R, Sangamon County Courthouse, 317.
50. City of Springfield, Sangamon County Illinois, 1854.
51. Springfield, Illinois. Sanborn Map and Publishing Company, February 1884, Plate 11.
52. Sanborn-Perris Map and Publishing Company, February 1890, Plate 8.
53. Insurance Maps of Springfield, Illinois, 1896, Plate 115.

54. Insurance Maps of Springfield, Illinois, 1917, Plate 158.
55. Insurance Maps of Springfield, Illinois, 1941, Plate 116.
56. Minimum Tariff of Rates Adopted by the Underwriters' Union of Springfield, Illinois, October, 1866, 57.
57. Rules and Regulations and Tariff of Rates of the Springfield, Illinois, Local Board of Fire Underwriters, June 1891, 388.
58. Rules and Regulations and Tariff of Rates of the Springfield, Illinois, Local Board of Fire Underwriters, April 1899, 293.
59. A. Ruger Panorama, circa 1867.
60. Beck and Pauli Panorama, circa 1872.
61. Augustus Koch Panorama, circa 1872.

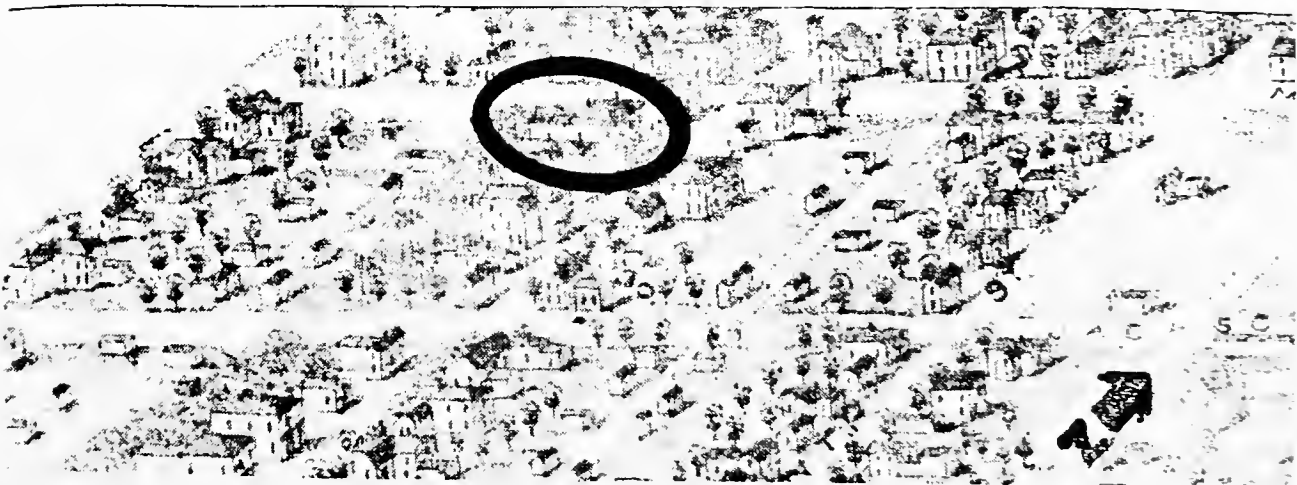
CHAPTER 17

BLOCK 7, LOT 14

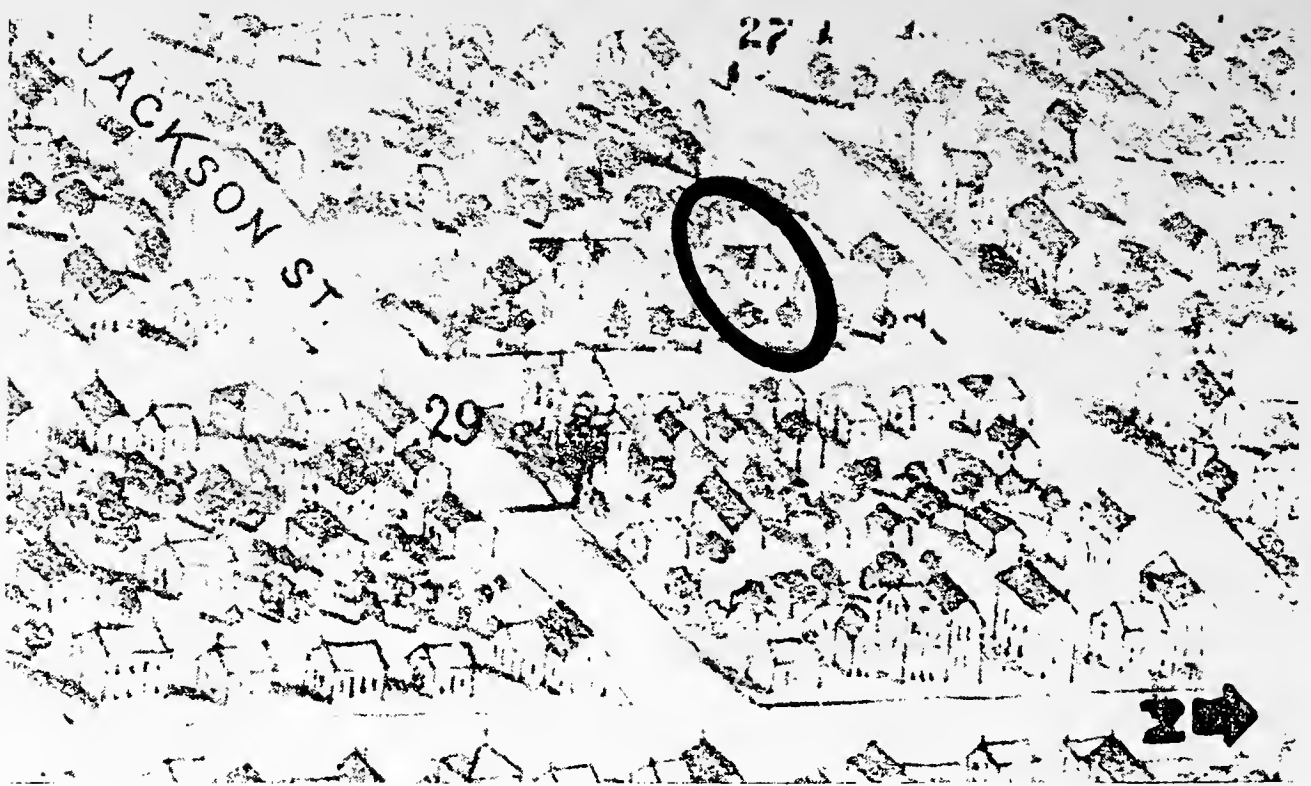
WILLIAM BEEDLE HOUSE



Land ownership, Elijah Iles' Addition to Springfield, ca. 1860.



Ruger, A., artist. Springfield, Illinois; Drawn from Nature by A. Ruger. Chicago: n.p., 1867.



Beck and Pauli, artists. Map of Springfield. Milwaukee: A. C. Geiseler and Co., n.d.(circa 1872). Courtesy of Illinois State Historical Society, Springfield, Illinois.



Koch, Augustus, artist. Panorama. n.p., n.d, (circa 1872). Courtesy of Illinois State Historical Library, Springfield, Illinois.

CHAPTER 17

BLOCK 7, LOT 14

WILLIAM BEEDLE HOUSE

I. Historical Data

A. Recommendations

The William Beedle house (HS-12) is located at 411 South 8th Street, Lot 14 in Block 14. The National Park Service restored the house and adapted the interior to serve as the superintendent's quarters.¹

The National Park Service restored the exterior of the Beedle house in 1979. The project included the addition of downspouts and gutters, reconditioning of the the chimney on the south side, reconstruction of the back porch, installation of new brackets and dentils, caulking and painting, the addition of new basement windows, repointing of chimneys, and the installation of clay flue liners. Other repairs included installation of sheathing, flooring, insulation, and a new door with frame on the first floor of the west side. The Park Service also repaired siding, filled in the cistern and the well, and constructed a brick foundation for the kitchen porch. The National Park Service removed the post-1884 additions to the structure.

Interior restoration of the Beedle house was completed on February 23, 1983. The Service removed deteriorated plaster and installed a vapor barrier, and rebuilt the staircase. The NPS accomplished additional repairs in 1983, including the removal and replacement of old windows, siding, and flashing. The utility room was insulated, drywalled, and painted. In 1984, the Service stabilized and weatherized the west and north walls of the structure. The house was painted in 1985.

B. Significance

The Beedle house was built circa 1840. Its architecture is contemporary and harmonizes with that of other period neighborhood dwellings. William Beedle was a railroad fireman on the Great Western Railroad. He lived in the house for a short time circa 1860. Beedle rented the property from Anna Walters.

C. Legal Description and Chain of Title

The Beedle house is on the north eight feet of Lot 15 and the north thirty feet of Lot 14 of Block 10 of Elijah Iles' first addition to Springfield. This lot is two feet smaller in width than a normal lot in this addition. (The lots were originally measured at forty feet wide.) On May 3, 1836, Elijah and Malinda Iles sold Lots 6, 7, 8, 14, 15, and 16 of Block 10 to Peter Van Bergen for \$2,041.² Van Bergen did not record the Warranty Deed in the Sangamon County Courthouse until August 17, 1842. On August 12, 1839, Peter Van Bergen sold Lots 14, 15, and 16 to William Walters under a Title Bond for \$2,000. Under the conditions of this bond, Walters had two years to pay off the obligation and at that time he would receive title to the property.³

On October 21, 1843, Charles Lanphier satisfied debts and purchased the title to Lots 14, 15 and 16 for the sum of \$1,200.⁴ Six years later, Charles Lanphier transferred Lots 14, 15 and 16 to his sister, Anna Lanphier Walters.⁵

Anna Walters kept the property intact for ten years, and then sold the south ten feet of Lot 14 to Harrison Lyon.⁶ Reducing her responsibility further, she sold the north thirty feet of Lot 14 and the south eight feet of Lot 15 to Washington Crowder for \$1,500 on March 1, 1864.⁷ Sixteen months later Washington Crowder conveyed the same property to George W. Burge for the sum of \$2,150.⁸

George Burge and his wife retained ownership for less than two years and, on April 17, 1868, conveyed the property to David H. Hall for \$5,000.⁹ David Hall and his wife sold the property to John M. Nuckolls for \$5,000.¹⁰ In 1872, E. Preston Burlingham paid John Nuckolls \$3,300 and became the next owner.¹¹

On October 1, 1884, Burlingham and his wife conveyed their property to J. D. Shaffer for \$3,500.¹² Shaffer retained the property for ten years and sold it to Annie L. Booth for \$4,000 in 1894.¹³

Annie L. Booth executed a Warranty Deed in favor of Daniel Butler for \$4,500 on February 29, 1904.¹⁴ Butler transferred the property to George C. Bingham on February 10, 1920.¹⁵

Carrie M. Bingham sold her undivided half-interest in the land to Edward R. Williams by way of a Quitclaim deed for \$1.00 on June 14, 1950.¹⁶ That same year, George Bingham sold his interest in the north thirty feet of Lot 14 and south eight feet of Lot 15 to Marie E. Krebs and Anna B. England for the sum of \$10.00.¹⁷ A series of legal battles from 1951 to 1956 resulted in a decree which granted Marie Krebs ownership of the property.¹⁸ The United States of

America condemned the Krebs property in 1980, and paid Mrs. Krebs \$50,000 for the property.¹⁹

D. People Associated with the Beedle House

The Beedle house was owned for many years by the Walters family. It served as income property for them, and all of the residents during the Lincoln era were renters. When Washington Crowder purchased the property in 1864, he also rented out the house.

William H. Beedle

Little is known of William Beedle prior to the visit of the U. S. Census enumerator in 1860. Mr. Beedle was listed as twenty-two years old and born in Ohio. His occupation was recorded as railroad fireman. The Mortality Schedule for the 1860 U.S. Census records the death of "Cinthia Beedle" in October of 1859. She was twenty-one years old and died of "child bed fever."²⁰ Without a doubt, this was fireman Beedle's wife. Also listed at this address was a twenty-two-year-old Irish-born servant named Kate Tierney.²¹

The Mortality Schedule made no mention of the child who was born to the Beedles, and no child was living with William Beedle at the time the census enumerator visited. However, in 1860 the U.S. Census reports an eight-month-old child named Monilla Beedle living at the William Wallace residence. There were no other Beedles living in that household. It is possible that Mrs. Wallace took the Beedle child into her home to care for as a wet nurse. Her own son Charles was only one year old at the time, and the Beedles were close neighbors. The Wallace residence was just across the alley from the Beedle home.²²

William Beedle's name did not appear in any city directory from 1855 to 1876. His name did appear in the 1870 U.S. Census, however. In 1870 he lived on 9th Street between Jackson and Edwards with a second wife, Emily, and two children ages eight and one. There was no mention of the older daughter from Beedle's first marriage.²³

George W. Burge

The Beedles apparently moved soon after the census of 1860 was taken. Mr. and Mrs. George W. Burge took up residence, paying their rent initially to Anna Walters and then to Washington Crowder. On July 9, 1866, Washington Crowder sold the property to George W. Burge and his wife, Martha Clark Burge, for \$2,150.

In 1860 the Springfield City Directory listed the Burges at 40 South 8th Street.²⁴ This was the Henson Lyon home, and George W. Burge was Lyon's grandson. Mr. Burge was employed in the post office as a clerk.

David Hall

David and Marie Hall purchased the property from George W. Burge and his wife on April 17, 1868, for \$5,000. The census taker arrived at the Hall residence on July 5, 1870. Living in the household were David Hall, a thirty-five-year-old stock broker, Marie Hall, age 28, and Sarah Grady, a domestic servant from Ireland.²⁵

II. Architectural Data

A. Date and Cost of Construction

The house located on Lot 14, Block 7, was constructed in the early 1840s for William Walters. The framing of the lower (first) floor indicates that it was at one time a one-story building. Physical evidence indicates it was built by an unskilled carpenter; the wall studs are irregularly spaced, and there is neither a header nor a bottom plate. The timbers are all hewn and mortised and pinioned together. There is no data concerning the cost of construction. The map of the city of Springfield published in 1854 locates the house on Lot 14, Block 7. The symbol suggests a C-shaped building with the open portion facing west.²⁶

B. Changes to House and Outbuildings detailed by the Sanborn Fire Insurance Maps

Sanborn Map of 1884

The Sanborn map of 1884 locates the Beedle house on Lot 14 at 411 South Eighth Street. It was a frame dwelling with a two-story front wing and a one-story addition on the west (rear) elevation. The front wing's dimensions were about 20- by 25-feet, while the rear addition's dimensions were about 14- by 40-feet. The front porch was one story and covered with metal. There was a single-story side porch on the north elevation measuring approximately 6 by 30 feet. This porch and the entire house were covered with a shingle roof.

Three square sheds stood in the rear of the lot. One was two stories high, and two were one story in height. All were of frame construction and were shingle roofed. The two-story shed was situated in the center with smaller sheds on the north and south sides.²⁷

Sanborn-Perris Map of 1890

A comparison of the subject map with the Sanborn map of 1884 documents that Joseph D. Shaffer made no additions or significant changes to the house in the years between 1884 and 1890.²⁸

Sanborn-Perris Map of 1896

The 1896 map indicated some changes since 1890. These changes could have been made either by J. D. Shaffer or by the new owner, Annie L. Booth.

The north porch was reduced in length by enclosing approximately six feet of the east end of the porch and incorporating it into the single-story addition to the rear of the house. About twelve feet of this one-story section, at the end of its attachment to the two-story structure, was covered with a metal roof. A one-story shed remained in the southwest corner of the lot, but the two-story shed and the shed that stood on the north side of it were removed.²⁹

Sanborn Map of 1917

Daniel Butler made radical changes by 1917. The building was empty from 1902 to 1903, and it is likely that the changes were made during that time.³⁰

The two-story front of the house remained unchanged, but the rear one-story portion was raised to two stories, the north wall of this section was extended to the north about four feet along the entire length of the rear section. The single-story frame building with a shingle roof still occupied the southwest corner of the lot.³¹

Sanborn Map of 1941

A comparison of the 1917 and 1941 Sanborn insurance maps shows slight changes. The entire house, including the front porch, was roofed with metal. The single-story shed was also covered with metal.³²

Sanborn Insurance Map of 1952

No changes were indicated for this eleven-year period.³³

C. Structural Data Revealed by Insurance Rates

The Minimum Tariff of Rates Adopted by the Springfield Fire Underwriters in October, 1866 listed a dwelling of wood construction on Lot 14, Block 7.³⁴ In December 1879 the Minimum Tariff of Rates listed a two-story frame dwelling at 409 South 8th Street owned by E. Preston Burlingham.³⁵ The local board in June 1891 again listed a two-story wood dwelling at 411 South 8th.³⁶ An identical listing appeared in April 1899.³⁷

D. Panoramas and Photographs

Ruger Panorama

This view from the southeast indicated a two-story house with a hip roof circa 1867. The view of the building was partially obscured by the Lyon house situated on Lot 13. Three windows were pictured on the second story of the east elevation of the house. Ruger drew a doorway at the south end of the east elevation, and two windows on the second story of the south elevation. A rectangular two-story ell extends on an east-west axis from the center of the west elevation of the house. A one-story rectangular shed on an east-west axis was located at the rear of the lot near the alley. Several trees were indicated on the lot between the house and the shed.³⁸

Beck and Pauli Panorama

The Beck and Pauli Panorama, circa 1872, detailed the south and east elevations of the Beedle house. The illustration showed a large two-story structure, square in shape with four chimneys and an attached two-story ell on the rear with one chimney on the west end. No outbuildings were depicted, and the backyard of Lot 14 contained some trees.³⁹

Augustus Koch Panorama

The north and east elevations of the Beedle house were shown in this circa 1872 panorama. The axis of the roof ran east-west. The house was set back from the other houses on the block. No trees were shown on the lot.⁴⁰

The north and east elevations of the Beedle house were shown in this panorama. The structure was recessed from the other houses on this side of the street. The ridge line of the roofs of the house was east-west. No trees were depicted on Lot 14 at this time.⁴¹

NOTES

CHAPTER 17

1. Master Plan, 26
2. Warranty Deed, May 3, 1836, Sangamon County Deed Book T, Sangamon County Courthouse, 373.
3. Bond for Deed, August 12, 1839, Sangamon County Deed Book R, Sangamon County Courthouse, 317-318; Transfer and Assignment of Deed, May 19, 1841, Sangamon County Deed Book R, Sangamon County Courthouse, 318-319.
4. Deed, October 21, 1843, Sangamon County Deed Book X, Sangamon County Courthouse, 54-55.
5. Warranty Deed, October 11, 1849, Sangamon County Deed Book II, Sangamon County Courthouse, 131.
6. Warranty Deed, June 7, 1859, Sangamon County Deed Book 6, Sangamon County Courthouse, 42.
7. Warranty Deed, March 1, 1864, Sangamon County Deed Book 18, Sangamon County Courthouse, 35.
8. Warranty Deed, July 9, 1866, Sangamon County Deed Book 31, Sangamon County Courthouse, 299.
9. Warranty Deed, April 17, 1868, Sangamon County Deed Book 33, Sangamon County Courthouse, 610.
10. Warranty Deed, March 1, 1871, Sangamon County Deed Book 40, Sangamon County Courthouse, 602.
11. Warranty Deed, October 31, 1872, Sangamon County Deed Book 47, Sangamon County Courthouse, 61.
12. Warranty Deed, October 1, 1884, Sangamon County Deed Book 76, Sangamon County Courthouse, 372.
13. Warranty Deed, November 14, 1894, Sangamon County Deed Book 97, Sangamon County Courthouse, 387.
14. Warranty Deed, February 29, 1904, Sangamon County Deed Book 121, Sangamon County Courthouse, 515.

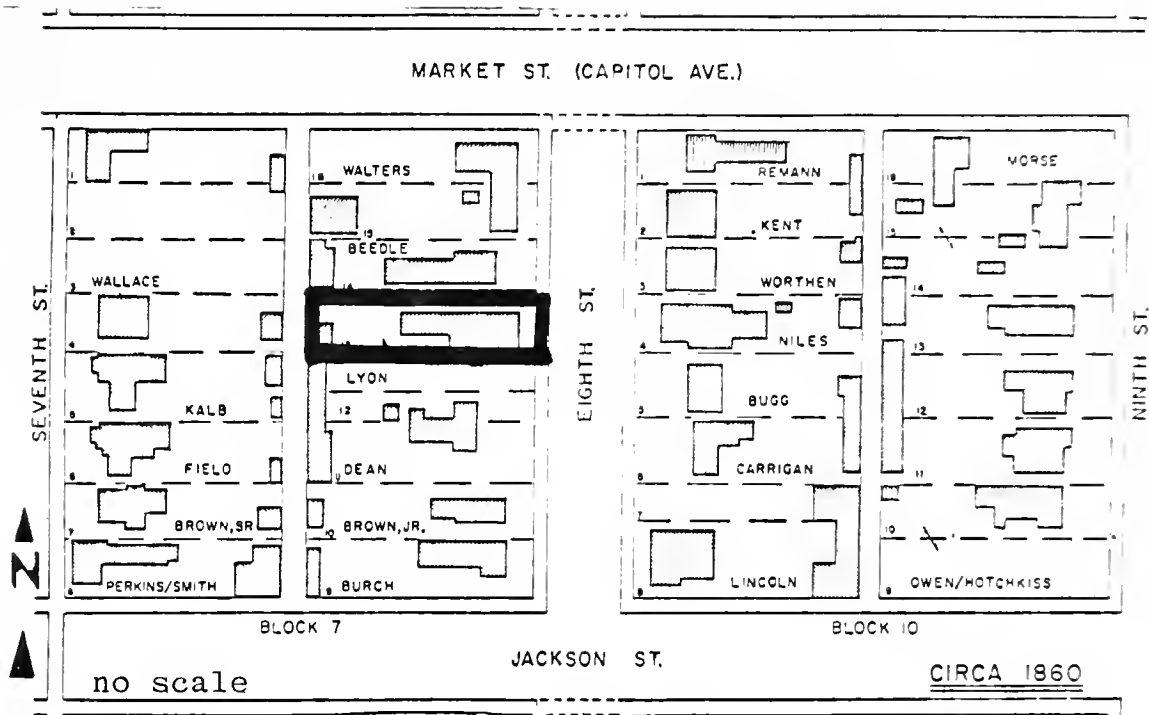
15. Warranty Deed, February 10, 1920, Sangamon County Deed Book 186, Sangamon County Courthouse, 475.
16. Quitclaim Deed, June 14, 1950, Sangamon County Deed Book 409, Sangamon County Courthouse, 302.
17. Quitclaim Deed, June 20, 1950, Sangamon County Deed Book 409, Sangamon County Courthouse, 455.
18. Petition, Marie E. Krebs v. Edward R. Williams, July 26, 1951, Sangamon County Deed Book, Document Number 99811; Master in Chancery to Marie E. Krebs, November 23, 1956, Sangamon County Deed Book 512, Document Number 267937, Sangamon County Courthouse, 456.
19. Judgement, February 5, 1980, Sangamon County Deed Book, Document Number 847670. Sangamon County Courthouse.
20. U.S. Census Mortality Schedule, 1860.
21. U.S. Census, 1860.
22. U.S. Census, 1860.
23. U.S. Census, 1870.
24. Williams' Springfield Directory City Guide, and Business Mirror, for 1860-61, 63.
25. "U. S. Census, 1870."
26. City of Springfield, Sangamon Co., Ill., 1854.
27. Springfield, Illinois. Sanborn Map & Publishing Co., February 1884, Plate 11.
28. Sanborn-Perris Map and Publishing Company, February 1890, Plate 8.
29. Insurance Maps of Springfield, Illinois 1896, Plate 115.
30. R. L. Polk and Co., Springfield City Directory, 1902-03.
31. Insurance Maps of Springfield, Illinois, 1917, Plate 158.
32. Insurance Maps of Springfield, Illinois, 1941, Plate 116.
33. Insurance Maps of Springfield, Illinois, 1952, Plate 159.
34. Minimum Tariff of Rates Adopted by the Board of Fire Underwriters of Springfield, Illinois, October 1866, 57.

35. Minimum Tariff of Rates Adopted by the Underwriters' Union of Springfield, Illinois, December 1, 1879, 186.
36. Rules and Regulations and Tariff of Rates of the Springfield, Illinois, Local Board of Fire Underwriters, June 1891, 116.
37. Rules and Regulations and Tariff of Rates of the Springfield, Illinois, Local Board of Fire Underwriters, April 1899, 145.
38. A. Ruger Panorama, circa 1867.
39. Beck and Pauli Panorama, circa 1872.
40. Augustus Koch Panorama, circa 1872.

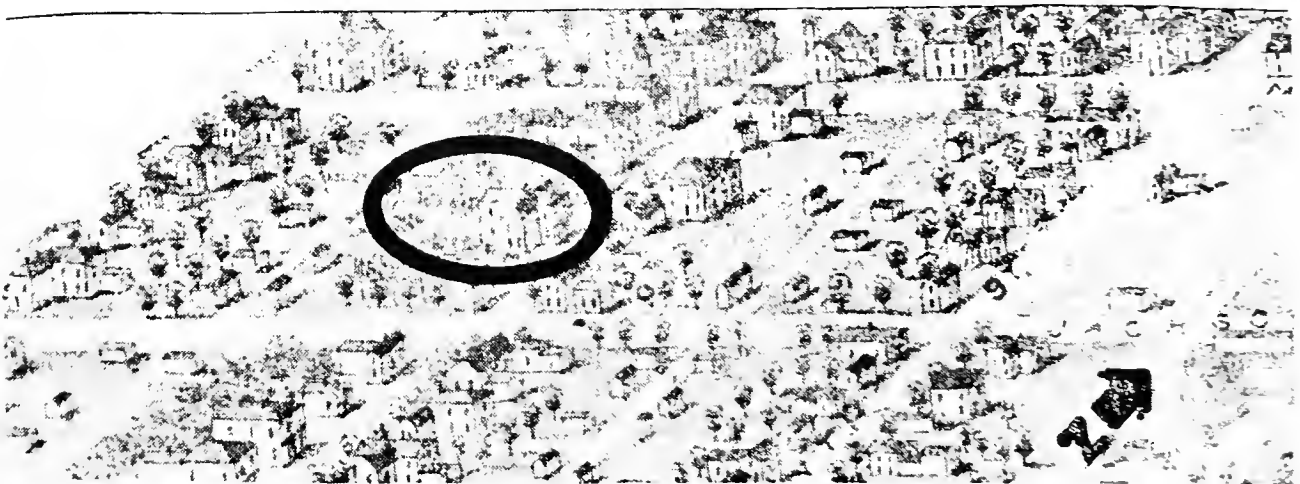
CHAPTER 18

BLOCK 7, LOT 13

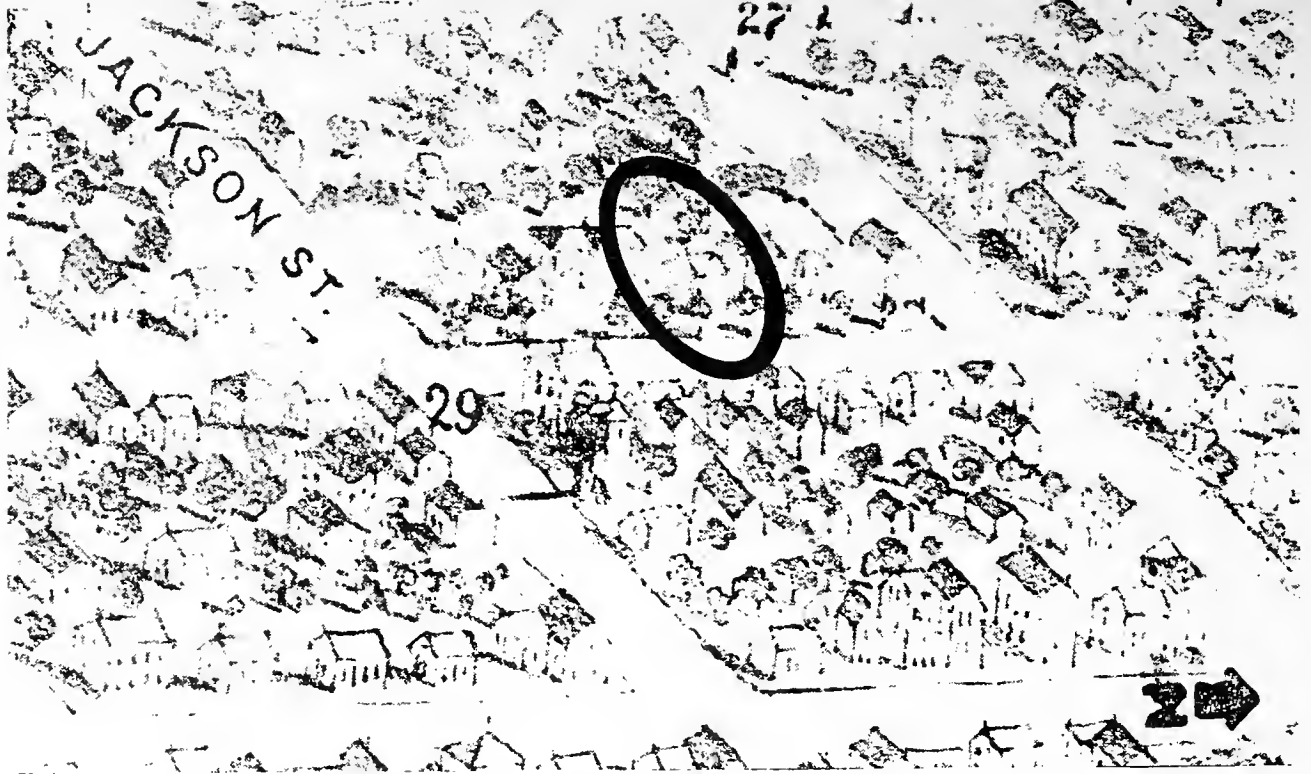
HENSON LYON HOUSE



Land ownership, Elijah Iles' Addition to Springfield, ca. 1860.



Ruger, A., artist. Springfield, Illinois; Drawn from Nature by
A. Ruger. Chicago: n.p., 1867.



Beck and Pauli, artists. Map of Springfield. Milwaukee: A. C. Geiseler and Co., n.d.(circa 1872). Courtesy of Illinois State Historical Society, Springfield, Illinois.



Koch, Augustus, artist. Panorama. n.p., n.d, (circa 1872). Courtesy of Illinois State Historical Library, Springfield, Illinois.

CHAPTER 18
BLOCK 7, LOT 13
HENSON LYON HOUSE

I. Historical Data

A. Recommendations

The Henson Lyon house (HS-8), 413 South 8th Street, was preserved by the city of Springfield and given to the United States of America. During the city's ownership the house was returned to its 1860 appearance. The house is now being used as administrative headquarters for the site. The grounds will be restored to their appearance circa 1860.

The Master Plan, approved February 1970, states the Stuve House will serve as the park headquarters,¹ and the Lyon house will constitute an exhibit-in-place with its interior adapted for a compatible use as determined by management in consultation with professional services.² These initial management strategies have changed. The Lyon house has been adapted and will continue to serve as park headquarters. The Stuve house will undergo exterior restoration and adaptive interior restoration.

The Lyon House was a museum prior to NPS aquisition. The state renovation for the museum began in December of 1970, and included the removal of two rooms from the south front of the structure, one room on the west, and one room on the south rear. These renovations brought the house to its present configuration.

In 1972, the National Park Service used the Lyon house as the administrative office. The Service waterproofed the northwest corner of the basement and installed a dehumidifier. The tongue-and-groove porches were repaired in 1974.

In the fall of 1976 park offices were moved to the Stuve house; the Lyon house was to be adapted for use as a superintendent's residence. Towards this end, cabinets, appliances, and fixtures for kitchens and baths were the following year. In 1981, the Park Service installed plumbing, wiring, paneling, and carpeting, and painted the exterior.

In 1982, Park offices were relocated to the Lyon house after a portion of the Stuve house ceiling collapsed. The foundation of

the Lyon house was repointed, flue liners were installed in the chimneys, and a boardwalk behind the house was built in 1983. The following year, the Service installed fire and intrusion alarms in the house and exterior lighting in the backyard, repaired gas service lines, and repainted the structure inside and out.

B. Significance

The Henson Lyon house was built by Alexander Graham in 1853 or 1854. Graham lived there until 1856, when he sold it to Lemuel Ide. One year later, Henson Lyon purchased the property; Lyon owned it during the primary historical period (1860). The house complements the Lincoln Home, and it was an integral part of the neighborhood during the time that Abraham Lincoln was in residence.

C. Legal Description and Chain of Title

The Henson Lyon house is on the south ten feet of Lot 14, Lot 13, and the north half of Lot 12, Block 7, Elijah Iles' Addition to the town of Springfield. On June 2, 1838, Elijah Iles and his wife Malinda Iles sold Lots No. 12 and 13 in Block 7 to Abraham Lincoln for \$300.³

In 1853 Abraham Lincoln sold Lot 13 and the north half of Lot 12 to Alexander Graham for \$375.⁴ Graham conveyed his property for \$2,700 to Lemuel H. Ide.⁵

Lemuel Ide and his wife sold the property to Henson Lyon for \$3,000 in 1857.⁶ On April 14, 1868, Harrison Lyon, as executor of his father's estate, executed a deed in favor of Augusta and Samuel Rosenwald for \$4,500.⁷

Later the Rosenwalds sold Lot 13, the north half of Lot 12 and south ten feet of Lot 14, to Charles S. Brown for \$4,500.⁸ In 1918 Sarah E. Brown conveyed the lot to Catherine Sidles for \$1.00 and other considerations.⁹ The administrator of Catherine Sidles' estate issued a deed in favor of George Hogan for the sum of \$7,500 in 1929. Thomas Sidles released his interests for \$1.00 in the same year.¹⁰

George W. Hogan, a widower, conveyed his property to Lillian Darling for \$1.00 on March 22, 1934.¹¹ To clear up some legal problems, a Quitclaim was executed in 1934 between George W. Hogan, trustee; and Thomas Sidles, widower, Georgia Huffaker and Harry Huffaker of Portland, Oregon, and Lillian Darling.¹² Lillian M. Darling, et al., kept the property five years and then conveyed it by the way of a Warranty Deed for \$1.00 to Joseph Ashcraft on May 2, 1939.¹³ The situation leading to the transfer of the property from Joseph Ashcraft to Lucille Bangert is unclear.

On June 30, 1969, Lucile A. Bangert and her husband sold the property to the city of Springfield.¹⁴ The city of Springfield passed a city ordinance transferring city property in the Lincoln neighborhood to the United States of America on March 11, 1975.¹⁵

D. People Associated with the Lyon House

Alexander Graham

Alexander Graham and his wife Rebecca were born in Scotland in the 1820s. They were married in the old country, and one daughter, Elizabeth, was born to them before they migrated to the United States. In Illinois the size of the Graham family increased by five children, including a set of twins.¹⁶

Alexander Graham purchased Lot 13 and the north half of Lot 12 from Abraham Lincoln on March 2, 1853. He was a carpenter by trade and probably constructed his own house on the property. The first Springfield city directory places the Graham family in the house on 8th Street.¹⁷ However, in 1857, Graham sold his house and moved to the corner of Cook and 7th Streets.¹⁸ By 1859 Alexander Graham joined in business with Charles Dallman to form the construction company of Dallman and Graham with offices on the north side of Monroe Street between 9th and 10th Streets.¹⁹ In that year the Dallman and Graham Company constructed a dwelling for the Alexander Graham family valued at \$3,500²⁰ on the corner of South 7th and Jackson Streets.

Death visited the Graham family frequently in the years between 1856 and 1861. While the Grahams lived on South 8th Street, a three-month-old son named Andrew died on September 13, 1856. In January 1860, nine-year-old William and one-year-old Thomas Graham died. In February 1861, as Abraham Lincoln prepared for his trip to Washington City, his longtime neighbor Alexander Graham died at the age of 35. Alexander Graham, Jr., died in July 1861.²¹

Henson Lyon

Henson Lyon lived at 40 South 8th Street from 1857 to 1864. He was born in Virginia in 1790. He migrated to Kentucky where he married Nancy McCann in 1814. The Lyon family included nine children by the time they moved to Sangamon County.²²

Henson Lyon was a farmer. At the time of his death he owned more than 200 acres of farm land near Mechanicsville, Illinois.²³ The 1859 city directory listed Henson Lyon as engaged in farming;²⁴ however, by the time Lyon moved to the house on South 8th Street he

was 67 years of age. He probably retired from active farming and moved to town in 1857. During the next few years, Henson Lyon accumulated several town lots, and began a new career in real estate.²⁵

Samuel Rosenwald

Samuel Rosenwald emigrated to the United States from Prussia in 1854. He first lived in Baltimore, Maryland, where he remained for over a year, peddling goods with a pack on his back. While in Baltimore, he married Augusta Hammerslough on August 23, 1857. Rosenwald subsequently operated clothing stores in Peoria, Illinois; Talladega, Alabama; and Evansville, Indiana. He arrived in Springfield, Illinois, in the summer of 1861.²⁶

In 1868, Samuel Rosenwald purchased the Lyon house. By this time he was a successful Springfield clothier²⁷ While in Springfield, Rosenwald also served as president of his Jewish congregation. The Rosenwalds' association with Springfield ended in 1886 when Augusta Rosenwald sold 413 South Eighth Street to Charles S. Brown, and sold the business to the Myers family.²⁸

II. Architectural Data

A. Date and Cost of Construction

The map of the city of Springfield published in 1854 located Lot 13 and the north half of Lot 12. There was a symbol representing a small square building on this lot. This structure was most likely built by the owner, Alexander Graham. No other structures were indicated. The notice of executor's sale of real estate, which was placed in the local paper by Harrison Lyon in 1868, described the house on the property as ". . . a two-story frame house, in excellent repair, with suitable porches and surroundings, and is altogether a handsome city residence."³⁰ No information remains concerning the cost of construction of the house.

B. Changes to House and Outbuildings Detailed by the Sanborn Fire Insurance Maps

Sanborn Map of 1884

The Sanborn map of 1884 locates the Lyon house on Lot 13 at 413 South 8th Street. It was a frame dwelling with a two-story front wing and a one-story addition on the rear. There was a south bay window. There were single-story metal-roofed porches on the front and south sides of the house. The two-story main structure and the

one-story room at the rear were covered with shingles. The building measured thirty-five feet in width and approximately seventy-five feet in length. Its orientation was east-west.

At the rear of the lot was a square two-story structure measuring approximately fourteen feet square. A one-story shed measuring approximately twelve by twenty-four feet was attached to the south side of the structure. Both the larger building and the shed were shingled.³¹

Sanborn-Perris Map of 1890

According to the 1890 map, no additions or significant changes were made since 1884.³²

Sanborn-Perris Map of 1896

A comparison with the 1890 map revealed some changes to the structure. The sitting porch on the southeast side of the building located in the angle between south wall and the bay window (measuring approximately five feet north-south and eight feet east-west) was lengthened to approximately fourteen feet. The porch was still covered with metal. The one-story addition on the rear was enlarged from ten by fifteen feet to approximately eighteen feet square.

The two-story structure at the rear of the lot was reduced to one and one-half stories. There were no changes to the shed on the south. Both structures were now identified as barns and were forty-four feet behind the house.³³

Sanborn Map of 1917

In the years between 1896 and 1917, major alterations took place at 413 South 8th Street. The building was shortened from eighty-five feet in an east-west direction to sixty-five feet. The front and south porches were enlarged. The front porch now measured forty by seven feet, and the south porch extended five feet beyond the bay window (from the west face of the bay) and measured approximately thirty-eight feet in an easterly direction. The roof was metal.

Two one-story additions were attached to the rear of the house. Each addition was ten feet square. The buildings to the rear were no longer identified as barns. The northern structure was elongated in a north-south direction to 12 by 18 feet. The south shed remained unchanged, except that both structures were composition-roofed.³⁴

Sanborn Map of 1941

Few changes were made to the house from 1917 to 1941. The shingle roof on the main part of the house was replaced with composition roofing, and the two sheds at the rear of the lot were removed.³⁵

Sanborn Map of 1952

No apparent changes were made between 1941 and 1952.³⁶

C. Structural Data Revealed by Insurance Rates

The Minimum Tariff of Rates adopted by the Springfield Fire Underwriters in October 1866 listed a frame dwelling on Lot 13, Block 7.³⁷ On December 1, 1879, the Minimum Tariff of Rates listed a two-story frame dwelling at 415 (413) South 8th Street owned by Rosenwald.³⁸ In June 1891, the Rules and Regulations listed a two-story dwelling at 413 South 8th Street.³⁹ The April 1899 edition of the Rules and Regulations listed 413 South 8th Street as a two-story dwelling.⁴⁰

D. Panoramas and Photographs

Ruger Panorama

This circa 1867 view from the southeast pictured a two-story house with a hip roof on the lot. There was a two-story bay on the south elevation, and a one-and-one-half-story shed near the alley at the rear of the lot. This shed had a gable roof.⁴¹

Beck and Pauli Panorama

The panorama, drawn circa 1872, detailed the south and east elevations of the Lyon house. The house was a two-story rectangular structure with a two-story bay on the south side. At the rear of the lot there was a single-story outbuilding with a gabled roof. Trees were indicated in the backyard.⁴²

Augustus Koch Panorama

The Augustus Koch Panorama, circa 1872, pictured the north and east elevations of the Lyon house. The house was a two-story structure with a north-south ridge on the front of the house and an east-west ridge line on the rear portion. A single-story shed was indicated in the northwest corner of the lot.⁴³

NOTES

CHAPTER 18

1. Master Plan, 1970, 32a, 34.
2. Master Plan , 1970, 31.
3. Warranty Deed, June 2, 1838, Sangamon County Deed Book O, Sangamon County Courthouse, 93.
4. Warranty Deed, March 7, 1856, Sangamon County Deed Book KK, Sangamon County Courthouse, 356.
5. Warranty Deed, March 7, 1856, Sangamon County Deed Book VV, Sangamon County Courthouse, 111.
6. Warranty Deed, February 12, 1857, Sangamon County Deed Book KK, Sangamon County Courthouse, 647.
7. Executor's Deed, April 14, 1868, Sangamon County Deed Book 36, Sangamon County Courthouse, 82.
8. Warranty Deed, March 1, 1918, Sangamon County Deed Book 169, Document Number 117040, Sangamon County Courthouse, 487.
9. Warranty Deed, March 1, 1918, Sangamon County Deed Book 169, Document Number 117040, Sangamon County Courthouse, 487.
10. Deed, January 9, 1929, Sangamon County Deed Book 219, Sangamon County Courthouse, 540; Quitclaim Deed, January 9, 1929, Sangamon County Deed Book 233, Sangamon County Courthouse, 571.
11. Warranty Deed, March 22, 1934, Sangamon County Deed Book 265, Sangamon County Courthouse, 389.
12. Quitclaim Deed, July 6, 1934, Sangamon County Deed Book 263, Sangamon County Courthouse, 460.
13. Warranty Deed, May 2, 1939, Sangamon County Deed Book 289, Sangamon County Courthouse, 57.
14. Warranty Deed, June 30, 1969, Sangamon County Deed Book 625, Document Number 329890, Sangamon County Courthouse, 216.

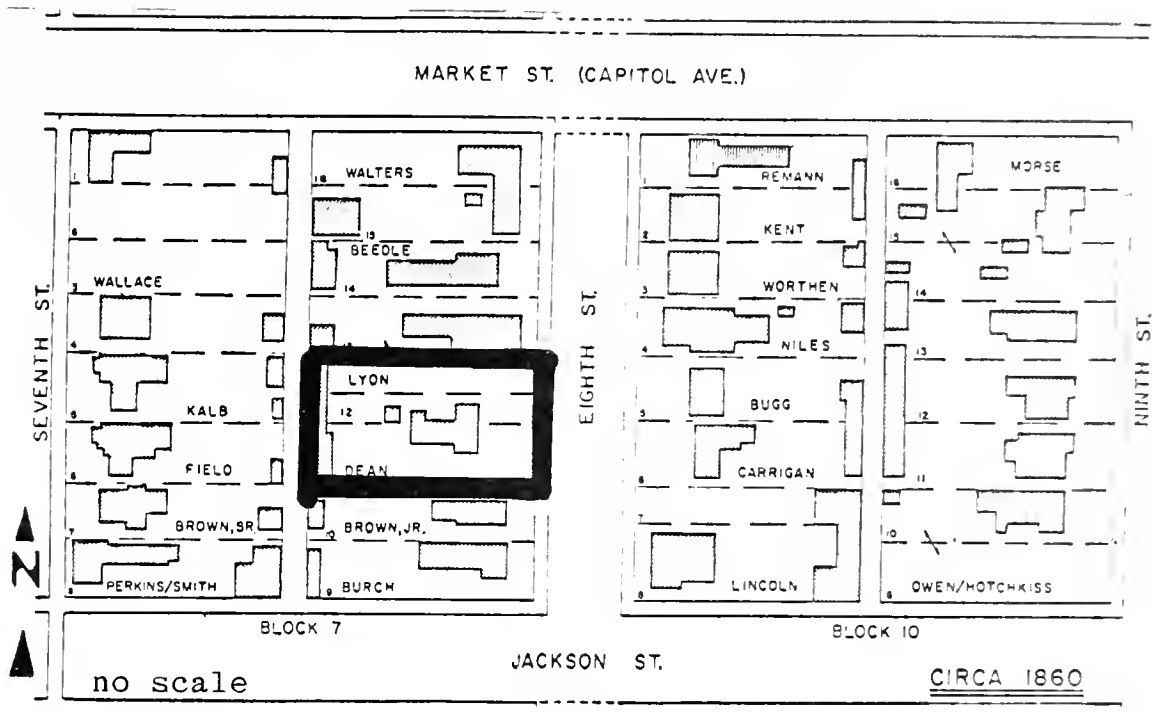
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17. Springfield City Directory and Sangamon County Advertiser, for 1855-56, 149.
18. Springfield City Directory, for 1857-58, 53.
19. Williams' Springfield Directory City Guide and Business Mirror, for 1860-61, 85.
20. Illinois State Journal, 24 March 1859.
21. Records, Oakridge Cemetery, Springfield, Illinois.
22. Power, Early Settlers of Sangamon County, 469.
23. Will Inventory, August 24, 1867, Sangamon County Clerk's Office, Sangamon County Courthouse.
24. Buck and Kriegh's City Directory, for the Year 1859, 57.
25. Will Inventory, August 24, 1867, SCC.
26. M. R. Werner and Julius Rosenwald, The Life of a Practical Humanitarian (New York: n.p., 1939), 6-13.
27. Holland's Springfield City Directory for 1868-69.
28. Werner and Rosenwald, The Life of a Practical Humanitarian, 6-13.
29. City of Springfield, Sangamon County, Illinois, 1854.
30. Illinois State Journal, 17 April 1868.
31. Springfield, Illinois. Sanborn Map and Publishing Co., February 1884, Plate 11.
32. Sanborn-Perris Map and Publishing Co., February 1890, Plate 8.
33. Insurance Maps of Springfield, Illinois, 1896, Plate 115.
34. Insurance Maps of Springfield, Illinois, 1917, Plate 158.
35. Insurance Maps of Springfield, Illinois, 1941, Plate 116.
36. Insurance Maps of Springfield, Illinois, 1952, Plate 159.

37. Minimum Tariff of Rates Adopted by the Board of Fire Underwriters of Springfield, Illinois, October 1866, 58.
38. Minimum Tariff of Rates Adopted by the Underwriters' Union of Springfield, Illinois, December 1, 1891, 187.
39. Rules and Regulations and Tariff of Rates of the Springfield, Illinois, Local Board of Fire Underwriters, June 1891, 116.
40. Rules and Regulations and Tariff of Rates of the Springfield, Illinois, Local of Fire Underwriters, April 1899, 145.
41. A. Ruger Panorama, circa 1867.
42. Beck and Pauli Panorama, circa 1872.
43. Augustus Koch Panorama, circa 1872.

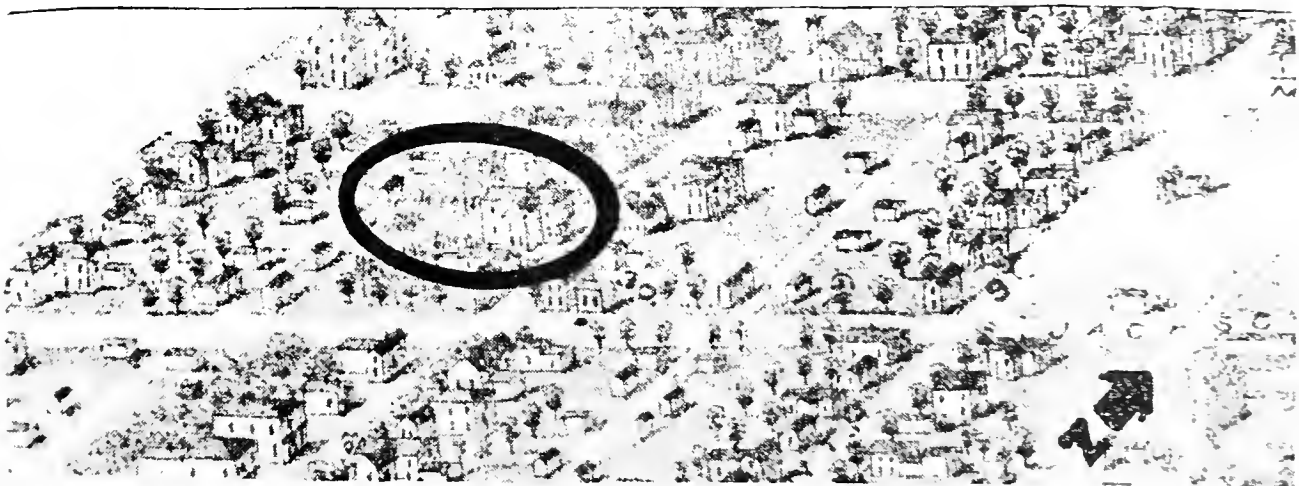
CHAPTER 19

BLOCK 7, LOTS 11 AND 12

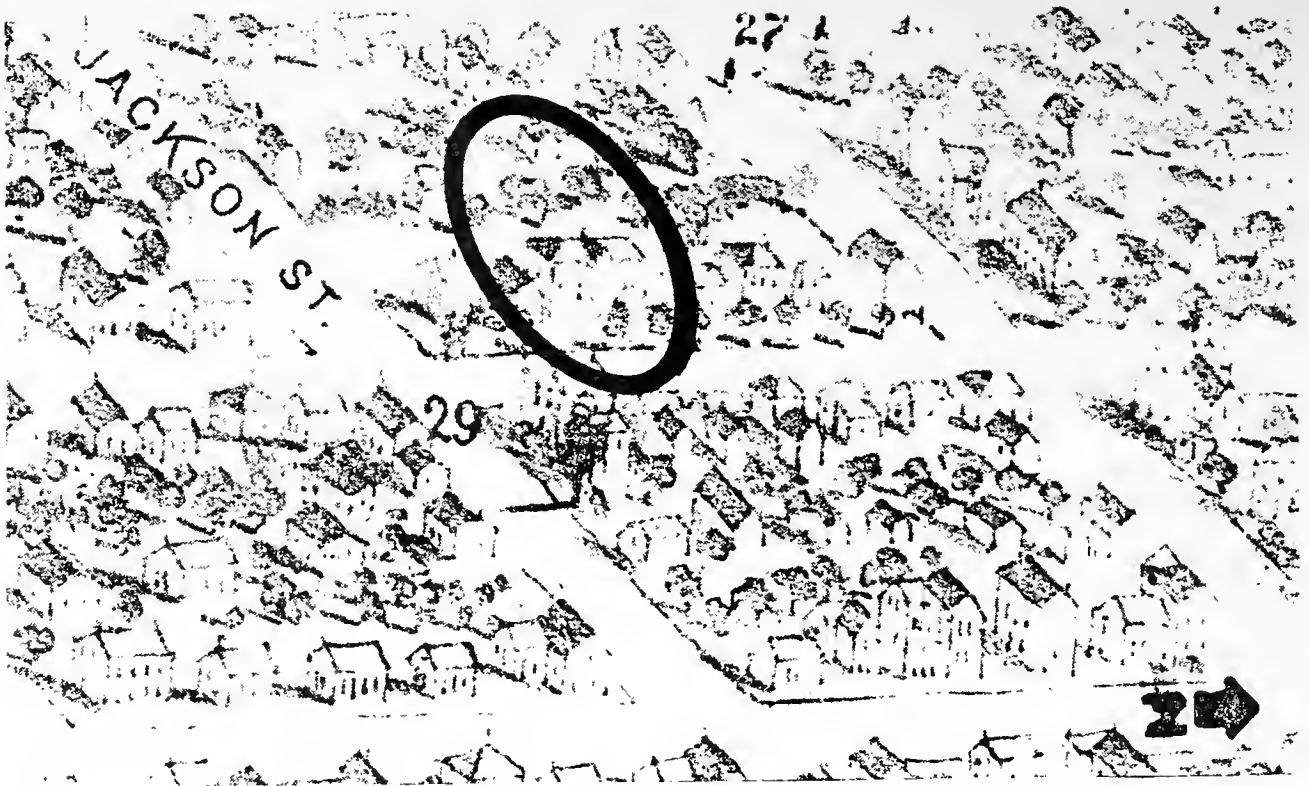
HARRIET DEAN HOUSE



Land ownership, Elijah Iles' Addition to Springfield, ca. 1860.



Ruger, A., artist. Springfield, Illinois; Drawn from Nature by
A. Ruger. Chicago: n.p., 1867.



Beck and Pauli, artists. Map of Springfield. Milwaukee: A. C. Geiseler and Co., n.d.(circa 1872). Courtesy of Illinois State Historical Society, Springfield, Illinois.



Koch, Augustus, artist. Panorama. n.p., n.d, (circa 1872). Courtesy of Illinois State Historical Library, Springfield, Illinois.

CHAPTER 19

BLOCK 7, LOTS 11 AND 12

HARRIET DEAN HOUSE

I. Historical Data

A. Recommendations

The Harriet Dean house (HS-13) is located at 421 South 8th Street. The exterior of the Dean house and the grounds will be restored to their appearances circa 1860 and leased for office or commercial use. The interior of the Dean house will be adapted for modern use by the lessee.

The Dean house, prior to NPS acquisition, was a museum and gift shop with two apartments on the second floor. In 1981, the Park Service removed the existing roof; repaired old sheathing; rebuilt the chimneys; replaced the gutters, crown moulding, and fascia. The Service installed flashing in the valleys near chimneys and on ridge caps. Metal roofing was installed on the old porches. The following year, the Service re-roofed the shed behind the Dean house. The house and shed were painted in 1983.

B. Significance

Mr. and Mrs. Frederick S. Dean purchased Lot 11, Block 7, of Elijah Iles' Addition to the town of Springfield from Peter Van Bergen on March 17, 1849.¹ On March 30, 1850, the Deans secured the south twenty feet of Lot 12 of Block 7 from Abraham Lincoln for \$125.² The Deans built their home on this large lot. It stood across the street and to the northwest of the Lincoln home.

C. Legal Description and Chain of Title

The Dean house is on Lot 11 and the south twenty feet of Lot 12, Block 7, Elijah Iles' Addition to the city of Springfield. Elijah Iles sold Lots 10 and 11 to Gersham Jayne for \$750 in 1837.³ On the 6th of June, 1838, Elijah Iles sold Abraham Lincoln Lots 12 and 13 in Block 7 for \$300.⁴ Gersham Jayne resold Lots 10 and 11 to Jesse B. Thomas for \$375 each on July 23, 1939.⁵ Within a month, Jesse Thomas sold his lots to Daniel B. Hill for \$1,000.⁶

In 1840, Daniel Hill signed a Trust Deed to Lot 11 over to John Clifton for a loan of \$350.⁷ Hill repaid the trust in May 1841, and then deeded Lot 11 to Peter Van Bergen for \$600.⁸ Peter Van Bergen sold the undeveloped Lot 11 to Harriet Dean on March 17, 1849.⁹ On March 30, 1850, Abraham Lincoln sold Harriet Dean the south twenty feet of Lot 12 for \$125.¹⁰

Harriet Dean died in 1860. Frederick I. Dean, her sole heir, inherited the property. In October 1860, Frederick Dean issued a Trust Deed to Thomas S. Mather for a loan of \$225.¹¹ Frederick Dean repaid the loan and sold the property to Matilda and Benjamin A. Richards for \$505 on August 17, 1861.¹²

The Richards owned and occupied the property for ten years. On October 7, 1871, John T. Stuart (Mr. Lincoln's old law partner) purchased the property for \$3,600.¹³ John T. Stuart, Sr., and his wife, Mary Virginia; and John T. Stuart, Jr., and his wife, Emily, sold the property to George M. Brinkerhoff for \$3,000 and issued him a Quitclaim Deed in 1876.¹⁴ Nine months later, Brinkerhoff sold the property to George Hofferkamp for \$3,000.¹⁵

August G. Hofferkamp conveyed his undivided half interest in the property to Elizabeth H. Sheehan for \$2.00 on October 22, 1935.¹⁶ The executor for the estate of Elizabeth Sheehan conveyed Lots 10, 11 and the south half of Lot 12 to Michael Sheehan for \$12,600 in 1940.¹⁷ The Catholic Church Extension Society conveyed its interest in the property to Michael Sheehan for the sum of \$1.00 in 1940.¹⁸ Michael Sheehan sold to Rex S. Campbell for \$2.00 through a Warranty Deed on June 11, 1948.¹⁹ In 1948, Rex S. Campbell and others released their option to purchase the north thirty-two feet of Lot 11 and the south twenty feet of Lot 12 of Block 7 for \$15,000.²⁰

Michael Sheehan's executor conveyed the property to Helen B. Crosby for \$11,000 in 1950.²¹ John B. Crosby and his wife, Helen, sold to Hazel E. Montgomery for \$2.00 on July 6, 1950.²² Four days later, Hazel E. Montgomery sold the property to Mary Alice Jones for \$10.00.²³ Mary Alice Jones deeded the property to Rex S. Campbell for \$1.00.²⁴

In 1954 Hugh M. Garvey declared his intention to purchase the Dean house and develop it into a commercial property. Frank Darneille, a neighborhood resident, and others immediately filed an injunction to stop this development.²⁵ They lost their case in court, however. Rex S. Campbell and his wife then sold the lot to Hugh M. Garvey on September 18, 1954.²⁶ Hugh M. Garvey and his wife signed and filed a Warranty Deed, thereby transferring this property to Hugh M. Garvey Enterprises, Inc.²⁷ Garvey Enterprises sold the property to the United States of America on February 1, 1978.²⁸

D. People Associated with the Dean House

Gersham Jayne

Gersham Jayne was born in 1791 in Orange County, New York. • He received a diploma from the New York medical authorities and served in the War of 1812. In 1820 he moved west to the Springfield area, and he married Sibyl Slater in 1822. Jayne was the first physician to practice in central Illinois, and he developed a large and lucrative practice. Jayne was a Whig who later became a Republican Party supporter, and was appointed a commissioner of the Illinois-Michigan Canal during the administration of Governor Ninian Edwards.²⁹

Dr. Jayne also speculated in town lots. Lot 11, Block 7 was one of the lots he purchased with resale at a profit in mind. In this instance, however, he was disappointed. Dr. Jayne bought Lots 10 and 11, Block 7, from Elijah Iles in May 1837 for \$1,500.³⁰ He sold the same two lots for one-half of what he paid for them two years later.³¹ Dr. Gersham Jayne died in 1867. He is buried in Oak Ridge Cemetery, Springfield.³²

Daniel B. Hill

Daniel B. Hill was elected mayor of Springfield in 1843. He served a one-year term and resigned.³³

Harriet Dean

The first printed account of the Dean family was an 1849 newspaper article which reported on the formation of the Illinois and California Mining Mutual Insurance Company. This company left Springfield on March 27, 1849, for the gold fields of California. In this company was Frederick S. Dean.³⁴

Just ten days before his departure Harriet Dean purchased Lot 11, Block 7, from Peter Van Bergen for \$600. While her husband was away, Mrs. Dean also purchased the south twenty feet of Lot 12 from Abraham Lincoln. Frederick Dean returned from his adventure in the gold fields in 1850.³⁵ He died sometime between 1851 and 1854; the exact date of his death is not known.

Harriet Dean fended for herself while her husband was in California. The Illinois State Journal described her as a Springfield "businessman" in 1849:

Mrs. F. S. Dean. Mr. Dean is now absent; and we presume, by this time, near the "golden sands" of the Sacramento. Mrs. Dean conducts a school in the south-east part of the city, at her residence, and gives good satisfaction to those who patronize her.³⁶

The 1849 article did not state the type of school she conducted; however, in 1853 she won prizes at the Springfield Agricultural Fair for her fine handwork.³⁷ After her husband's death, she returned to teaching. This announcement appeared in the April 24, 1856, edition of the Illinois State Journal:

Mrs. Dean will teach a class in Cotton and Silk Embroidery, at her residence, Eighth Street, commencing the First Monday in May. Hours from half-past 8 until half-past 11--divided into terms of four weeks. Stamping, executed with promptness in the p.m., for shirts, dresses, collars, braiding aprons, scarfs, bags and etc.³⁸

Mrs. Dean's name appeared in the 1857-58 city directory as "Dean, Mrs., widow, h[ouse] w[est] s[ide] 8th, bt [between] Market and Jackson."³⁹ She was not listed in the 1859 directory.

On January 20, 1860, Mrs. Dean's son, Frederick I. Dean, filed an Application to Try Question of Insanity against his mother. No details remain on the nature of the problem. However, the jury agreed with the testimony against her, and on January 21, 1860, Harriet W. Dean entered Illinois State Hospital for the Insane at Jacksonville, Illinois.⁴⁰

Three days after she was committed, she died. She was 56 years of age. Her funeral was held at the home of a Mr. Zimmerman, on South Fourth Street, not at the home of her son.⁴¹

Her son, Frederick, Jr., held her property in trust as part of the conditions of the commitment. On October 22, 1860, he signed the trust over to Thomas S. Mather. In 1861, he sold the property to Matilda and Benjamin Richards.

Benjamin A. Richards

Benjamin A. Richards was born in 1829 in Nicholas County, Kentucky. His family moved to Sangamon County in 1832 and settled in Rochester, Illinois. Matilda Hutchings, born in Rochester, New York, in 1832, married Benjamin Richards on October 10, 1850, in Sangamon County.⁴²

Ben Richards was a printer. The 1855-1856 city directory showed Richards in partnership with John N. Smith as proprietors and

publishers of the Daily Enterprise.⁴³ By 1859 the partnership dissolved and the Daily Enterprise was out of business. Benjamin Richards opened a new printing operation called B. A. Richards and Co.⁴⁴

On November 30, 1858, Richards ran for alderman for the city of Springfield. This is the only mention of political activity on Richards' part.⁴⁵

The Richards family left Springfield for a short while before they bought the house on South 8th Street. There is no record of where they went, but the Illinois State Journal made mention of their return:

It will doubtless be gratifying to the numerous friends of Mr. B. A. Richards to learn that he has returned to the city, and has taken charge of the mechanical department of our extensive job printing office."⁴⁶

It was a large family which moved into the house on 8th Street. The Richards had ten children in all. However, five of them did not survive childhood.⁴⁷ This house on South 8th Street was the most permanent residence the family ever knew. By 1872 Mr. Richards was once again in a partnership in the printing business.⁴⁸ By 1874 he had a different partner.⁴⁹ At his death in 1881, Benjamin Richards was living in Staunton, Illinois, where he moved from Taylorville, Illinois. He and his son were the publishers of a newspaper in Staunton.⁵⁰

It is not know why Richards changed jobs so many times. Almost every change in employment involved a change of address. With the exception of the ten years that the Richards spent on 8th Street, the family moved almost every two years.

John T. Stuart, Sr.

John T. Stuart arrived in Springfield on October 25, 1828. He was a young lawyer from Richmond, Kentucky. When the Blackhawk War broke out, he became major of the battalion in which Abraham Lincoln commanded a company. In 1832 Stuart was elected representative to the state legislature. In 1834 he and fellow legislator Abraham Lincoln roomed together in Vandalia. John Stuart encouraged Lincoln to study law. He offered to loan him the necessary books and act as his tutor. Lincoln qualified to practice law, and he and John Stuart went into partnership.⁵¹

John T. Stuart was elected to the state House of Representatives in 1838 and 1840, then to the state Senate for four years. He was then out of office until 1862, when he was elected to the state House

of Representatives again. In 1866, he was elected president of the Springfield City Railway Company, president of the Bettie Stuart Female Finishing School Board of Trustees, and president of the Springfield Watch Company. As Chairman of the Executive Committee of the National Lincoln Monument Association, he directed the construction of the monument to his former partner and friend.⁵²

George M. Brinkerhoff

George M. Brinkerhoff was born in Gettysburg, Pennsylvania, August 29, 1839. He graduated from Pennsylvania College in 1859, and moved immediately to Springfield, Illinois, to teach at Illinois State University. He married Isabella G. Hawley of Springfield in 1862. Brinkerhoff held important positions in the office of the Auditor of the State. He was also elected City Comptroller.⁵³

In 1871, Brinkerhoff became secretary and member of the Board of Directors of the newly organized Springfield Iron Company. From 1865 to 1881, Brinkerhoff was active as a private money and bond broker. In that time period, he made more than 10,000 loans. George M. Brinkerhoff was one of the most active Republican Party members in Sangamon County.⁵⁴

George Hofferkamp, Sr.

George Hofferkamp was born in Germany in 1833. He immigrated to the United States with his brother. The 1855 city directory provided the first record of his presence in Springfield, listing him as an employee of E. B. Pease and Brothers Hardware.⁵⁵ In 1856 Hofferkamp married Catherine M. Holtman, also a German immigrant.⁵⁶ He worked as a teamster, a saloon keeper, and as a grocer and baker. He and a partner owned their own bakery in Springfield for many years.⁵⁷

The Hofferkamp family owned the house at 421 South 8th Street for fifty-eight years. Both George and Catherine lived at the residence until their deaths.⁵⁸

II. Architectural Data

A. Date and Cost of Construction

The map of the city of Springfield published in 1854 pictured an L-shaped house on Lot 11 and the south half of Lot 12. The house was, therefore, constructed between March 1850 (when Mrs. Dean purchased the partial lot) and 1854. An outbuilding stood at the southwest corner of Lot 11 according to the 1854 map.⁵⁹

B. Changes to House and Outbuildings Detailed by the Sanborn Fire Insurance Maps

Sanborn Map of 1884

The Sanborn map of 1884 located the Dean house on Lot 11 and the south half of Lot 12 at 421 South Eighth Street. The front section measured roughly fifty-six by twelve feet. The rear section of the house extended approximately eighteen feet to the rear of the house and was fourteen feet wide. On the north side of the main structure there were three single-story rooms attached, each approximately five feet wide and thirteen feet long. Along the south side of the building, fourteen feet back from the front facade there was a porch approximately thirteen by four feet. There was also a small projection in the center of the front facade approximately four feet square. This functioned as an entryway. The entire structure was covered by a wood shingle roof.

Near the northwest corner of the building there was a single-story square building measuring approximately eight feet square with a wood shingle roof. This structure was detached approximately eight feet from the rear of the main house. At the southwest corner of Lot 11 stood a two-story barn with a shingle roof about eighteen by thirty feet. A ten- by twenty-foot one-story shed was attached to the north side.⁶⁰

Sanborn-Perris Map, 1890

A comparison with the Sanborn map of 1884 indicates no additions or significant changes to the house or outbuildings since 1884.⁶¹

Sanborn-Perris of 1896

George Hofferkamp added a small porch (approximately three by five feet) to the southeast front facade of the house. The formerly detached building near the northwest corner of the main house was now connected by a single-story porch. Also, a small building measuring approximately four feet square stood near the northeast angle of the connection of the barn with the shed. This one-story tall structure with a shingle roof was probably a privy.

The front section of the house now had a metal roof, as did the one-story porch along the south side. The rest of the roofs were still covered with shingles.⁶²

Sanborn Map of 1917

There were few changes since 1896. The northeast single-story room on the north elevation of the building was two stories tall and roofed with metal. The small porch attached to the southeast angle of the building had a metal roof, and the rear porch connector was partitioned. The shed attached to the north end of the barn had a metal roof. The small building (privy) was removed from near the northeast angle of the barn and shed.⁶³

Sanborn Map of 1941

No changes were made to the house from 1917 to 1941. The barn was reduced from two stories to one and a metal roof was installed. This map notes the structure contained five stalls.⁶⁴

Sanborn Map of 1952

No changes were made during the preceding eleven years.⁶⁵

C. Structural Data Revealed by Insurance Rates

The Minimum Tariff of Rates adopted by the Springfield Fire Underwriters in October 1866 listed a wooden dwelling on Lot 11 and part of Lot 12 in Block 7 of Elijah Iles' Addition.⁶⁶ The December 1879 Minimum Tariff of Rates described a two-story frame dwelling owned by George Hofferkamp at 419 South Eighth Street.⁶⁷ In April 1899, the house at this address was listed as a two-story dwelling with a shingle roof.⁶⁸

D. Panoramas and Photographs

Ruger Panorama

The circa 1867 Ruger Panorama indicated a two-story house with a hip roof. A two-story bay was constructed in the center of the front of the house. A two-story ell extended from the right side of the west elevation of the house.⁶⁹

Beck and Pauli Panorama

The Beck and Pauli Panorama, circa 1872, showed the east and south elevations of the house. There was a one-story detached structure near the alley in the rear and several trees in the back yard.⁷⁰

Augustus Koch Panorama

The Augustus Koch Panorama, circa 1872, showed the east and north elevations of the Dean house. The house was a two-story structure with a single story ell at the rear of the building. There was a small single-story structure in the southwest corner of the lot.⁷¹

NOTES

CHAPTER 19

1. Warranty Deed, March 17, 1849, Sangamon County Deed Book R, Sangamon County Courthouse, 249.
2. Warranty Deed, March 30, 1850, Sangamon County Deed Book DD, Sangamon County Courthouse, 482.
3. Warranty Deed, May 12, 1837, Sangamon County Deed Book O, Sangamon County Courthouse, 282.
4. Warranty Deed, June 6, 1838, Sangamon County Deed Book O, Sangamon County Courthouse, 93.
5. Warranty Deed, July 23, 1839, Sangamon County Deed Book O, Sangamon County Courthouse, 581.
6. Warranty Deed, August 22, 1839, Sangamon County Deed Book O, Sangamon County Courthouse, 581.
7. Trust Deed, February 18, 1840, Sangamon County Deed Book P, Sangamon County Courthouse, 674.
8. Warranty Deed, May 10, 1841, Sangamon County Deed Book R, Sangamon County Courthouse, 349.
9. Warranty Deed, March 17, 1849, Sangamon County Deed Book BB, Sangamon County Courthouse, 512.
10. Warranty Deed, March 30, 1850, Sangamon County Deed Book DD, Sangamon County Courthouse, 482.
11. Trust Deed, October 22, 1860, Sangamon County Deed Book 10, Sangamon County Courthouse, 530.
12. Warranty Deed, August 17, 1861, Sangamon County Deed Book 11, Sangamon County Courthouse, 176.
13. Warranty Deed, October 8, 1871, Sangamon County Deed Book 43, Sangamon County Courthouse, 403.
14. Quit Claim Deed, November 2, 1876, Sangamon County Deed Book 58, Sangamon County Courthouse, 205.
15. Quit Claim Deed, August 15, 1877, Sangamon County Deed Book 59, Sangamon County Courthouse, 475.

16. Warranty Deed, October 22, 1935, Sangamon County Deed Book 270, Sangamon County Courthouse, 90.
17. Executor's Deed, August 15, 1940, Sangamon County Deed Book 295, Sangamon County Courthouse, 379.
18. Quit Claim Deed, August 8, 1940, Sangamon County Deed Book 295, Sangamon County Courthouse, 412.
19. Warranty Deed, June 11, 1948, Sangamon County Deed Book 377, Sangamon County Courthouse, 377.
20. Release, July 30, 1949, Sangamon County Deed Book 575, Sangamon County Courthouse, 118.
21. Executor's Deed, June 15, 1950, Sangamon County Deed Book 410, Sangamon County Courthouse, 123.
22. Warranty Deed, July 6, 1950, Sangamon County Deed Book 410, Sangamon County Courthouse, 278.
23. Warranty Deed, July 10, 1950, Sangamon County Deed Book 410, Sangamon County Courthouse, 513.
24. Warranty Deed, August 11, 1950, Sangamon County Deed Book 412, Sangamon County Courthouse, 103.
25. Injunction, July 28, 1954, Sangamon County Deed Book 339, Document Number 217054, Sangamon County Courthouse, 539.
26. Warranty Deed, September 18, 1954, Sangamon County Deed Book 475, Document Number 256902, Sangamon County Courthouse, 439.
27. Warranty Deed, January 3, 1955, Sangamon County Deed Book 624, Document Number 329461, Sangamon County Courthouse, 566.
28. Deed, February 1, 1978, Sangamon County Deed Book 702, Document Number 783014, Sangamon County Courthouse, 532.
29. Power, 406.
30. Warranty Deed, May 12, 1837, Sangamon County Deed Book R, Sangamon County Courthouse, 282.
31. Warranty Deed, July 23, 1839, Sangamon County Deed Book O, Sangamon County Courthouse, 581.
32. Wallace, 520.
33. Power, 32.

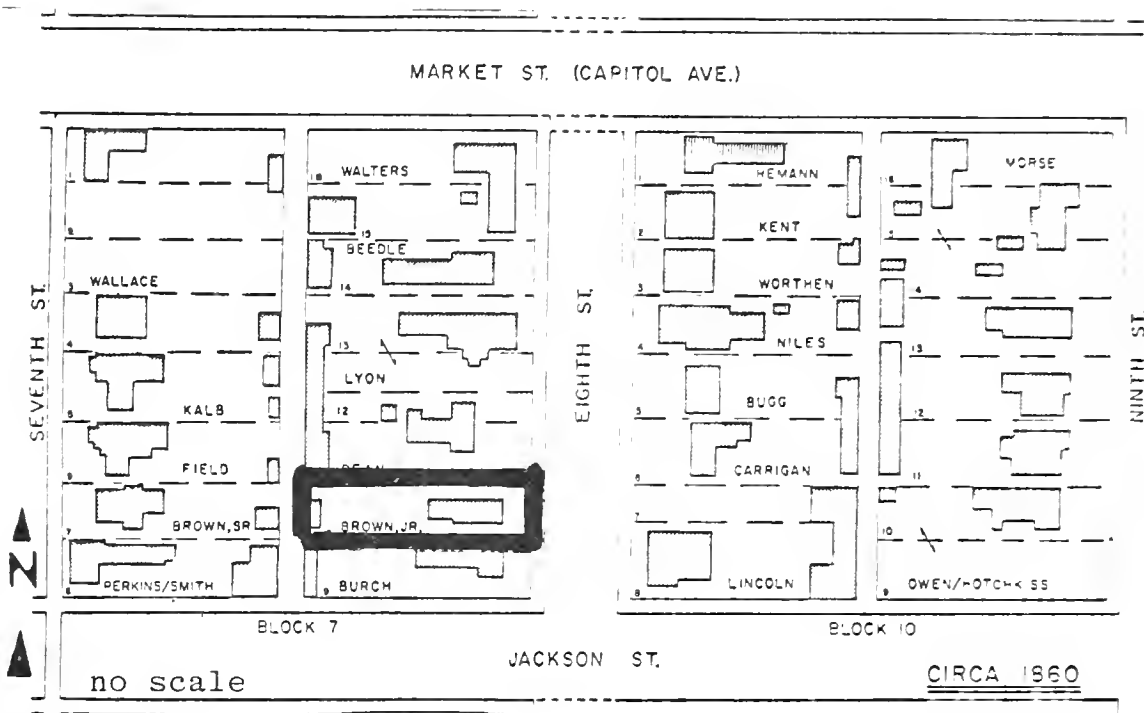
34. Ibid.
35. Illinois State Journal, 1 December 1850, 3:1.
36. Illinois State Journal, 12 September 1849, 1:4.
37. Illinois State Journal, 20 October 1853, 2:3.
38. Illinois State Journal 24 April 1856, 2:5.
39. Springfeild City Directory for 1857-58, 45.
40. Records of Clerk of Circuit Court, January 20, 1860, Sangamon County Courthouse; Records of Department of Mental Health, January 21, 1860, Illinois State Archives, Springfield, Illinois.
41. Illinois State Journal, 26 January 1860.
42. Power, 51.
43. Springfield City Directory and Sangamon County Advertiser for 1855-1856, 159.
44. Buck and Kreigh's City Directory for the Year 1859, Springfield, Illinois, 67.
45. Illinois State Journal, 23 August 1860.
46. Power, 67.
47. Wiggins City Directory, 1872.
48. Babeuf's Directory of Springfield, Illinois and Sangamon County for 1874-75, 1874.
49. Illinois State Journal, 28 October 1881, 6:4-5.
50. Power, Early Settlers of Sangamon County, 696-697.
51. Ibid.
52. Wallace, History of Sangamon County, Illinois, Together with Sketches of its Cities, Villages and Townships, Educational, Religious, Civil, Military and Political History (Chicago: n.p., 1881), 302.
53. Ibid.

54. Springfield City Directory and Sangamon County Advertiser, for 1855-56, 151.
55. Illinois State Register, 13 January 1909, 10.
56. "U. S. Census, 1860;" Williams' Springfield Directory City Guide, and Business Mirror, for 1860-61, 91; Springfield City Directory for 1869-70 (Springfield, Illinois: Daily State Register Steam Printing House, 1869).
57. Illinois State Register, 13 January 1909, 10; Illinois State Journal, 6 November 1917, 7.
58. City of Springfield, Sangamon County, Illinois, 1854.
59. Springfield, Illinois Sanborn Map and Publishing Co., February 1884, Plate 11.
60. Sanborn-Perris Map and Publishing Company, February 1890, Plate 8.
61. Insurance Maps of Springfield, Illinois, 1896, Plate 115
62. Insurance Maps of Springfield, Illinois, 1917, Plate 158.
63. Insurance Maps of Springfield, Illinois, 1941, Plate 116.
64. Insurance Maps of Springfield, Illinois, 1952, Plate 159.
65. Minimum Tariff of Rates Adopted by the Board of Fire Underwriters of Springfield, Illinois, October 1866, 58.
66. Minimum Tariff of Rates Adopted by the Underwriters' Union of Springfield, Illinois, December 1, 1879, 185.
67. Rules and Regulations and Tariff of Rates of the Springfield, Illinois, Local Board of Fire Underwriters, June, 1891, 116.
68. Rules and Regulations and Tariff of Rates of the Springfield, Illinois, Local Board of Fire Underwriters, April 1899, 145.
69. A. Ruger Panorama, circa 1867.
70. Beck and Pauli Panorama, circa 1872.
71. Augustus Koch Panorama, circa 1872.

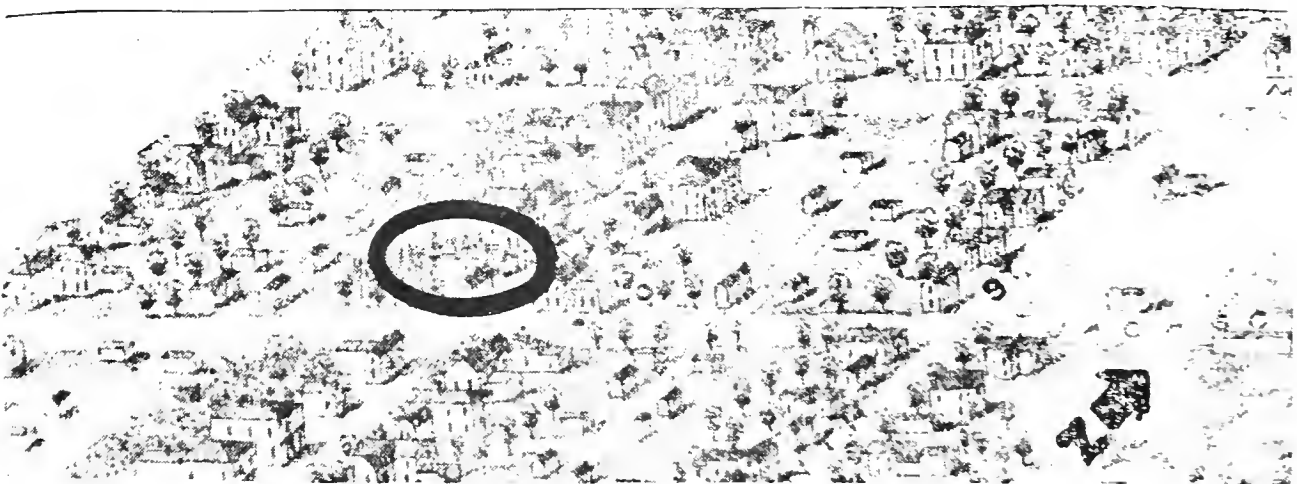
CHAPTER 20

BLOCK 7, LOT 10

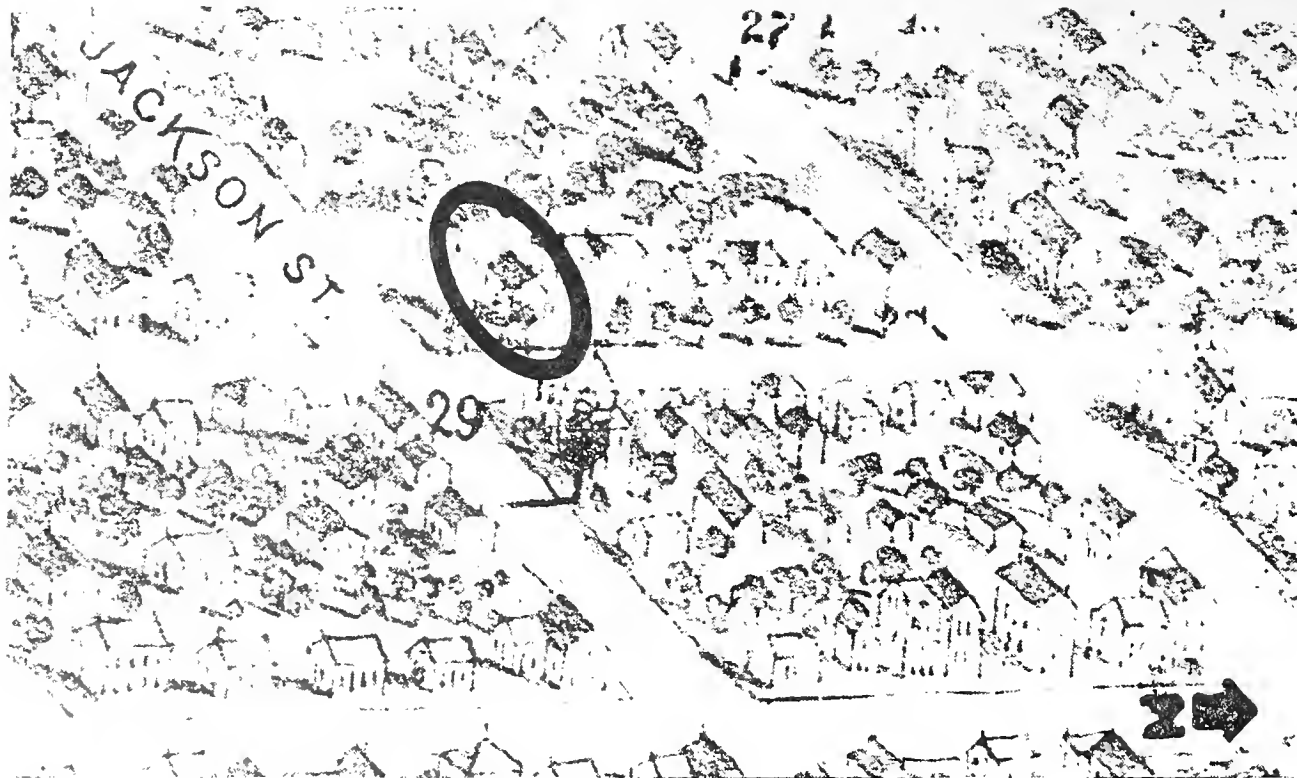
IRA BROWN, JR., HOUSE



Land ownership, Elijah Iles' Addition to Springfield, ca. 1860.



Ruger, A., artist. Springfield, Illinois; Drawn from Nature by
A. Ruger. Chicago: n.p., 1867.



Beck and Pauli, artists. Map of Springfield. Milwaukee: A. C. Geiseler and Co., n.d.(circa 1872). Courtesy of Illinois State Historical Society, Springfield, Illinois.



Koch, Augustus, artist. Panorama. n.p., n.d, (circa 1872). Courtesy of Illinois State Historical Library, Springfield, Illinois.

CHAPTER 20

BLOCK 7, LOT 10

IRA BROWN, JR. HOUSE

I. Historical Data

A. Recommendations

This house, probably used as rental property by Ira Brown, Jr., was situated on Lot 10 of Block 7. No house stands on this lot today. It will be identified for park visitors with a sign, and will be landscaped in a manner consistent with the historic period.¹

B. Significance

Ira Brown, Jr., purchased Lot 10, Block 7, in 1854. While there are indications he lived in the house for a short time, he was listed as living in Menard County, Illinois, in 1860.

C. Legal Description and Chain of Title

Elijah and Malinda Iles sold Lot 10 and five other lots in Block 7 to Peter Van Bergen for \$2,041 on May 3, 1836.² Peter Van Bergen sold Lot 10 to James F. Owings on August 15, 1842, for \$2,000.³ James Owings sold the lot to Roswell P. Abel for \$760 on January 13, 1849.⁴ Abel and his wife sold Lot 7 to Ira A. Brown, Sr., and Ira A. Brown, Jr., for \$1,500 on October 10, 1852.⁵ A trustee for Ira A. Brown, Sr., accepted \$472.13 from Josua F. Amos for a deed to Lot 7.⁶ Ira A. Brown, Jr., and his father jointly issued a Quitclaim Deed to Joshua F. Amos for \$1,380.⁷

Josua Amos sold Lot 10 to C. Osborn Fox on March 12, 1864, for \$2,200.⁸ Thomas Fox transferred Lot 10 to Eunice Fox for \$1.00 in 1885.⁹ On the same day Mary O. Fox released her interest in the lot to Eunice Fox via a Quitclaim Deed.¹⁰ The Chancery Court ordered the sale of the property of Eunice Fox, et al.; and Elizabeth J. Bingham purchased Lot 10 for \$3,800 on July 17, 1903.¹¹ Elizabeth Bingham conveyed Lot 10 to her son, James H. Bingham, for \$1.00 on August 8, 1935.¹² Robert E. Bingham and his wife sold Lot 10 to James J. Pruett for \$1.00 on January 13, 1947.¹³ Eleanor J. Pruett sold Lot 10, Block 7, to the United States of America on September 3, 1974.¹⁴

D. People Associated with the Ira A. Brown, Jr., House

Little information about those associated with the Ira Brown, Jr., house is available. Both father and son were farmers, and they worked in partnership with each other. See Chapter 14 for additional information concerning the Brown family.

II. Architectural Data

A. Date and Cost of Construction

The Springfield city map of 1854 shows a large L-shaped building on Lot 10. In the rear of the house, in the backyard there was a square wooden structure in the southeast corner of the lot.¹⁵

B. Changes to House and Outbuildings Detailed by Sanborn Maps Sanborn Insurance Map of 1884

The house located on Lot 10, Block 7, Elijah Iles' First Addition to the town of Springfield was a two-story house with a single-story addition to the rear. A two-story building stood in the southeast corner of the lot.¹⁶

Sanborn-Perris Insurance Map of 1896

The shed in the backyard has been moved from the southeast corner to the northeast corner of the lot. It still remains one story.¹⁷

Sanborn Insurance Map of 1917

A large two-story addition revamped the original house. Areas which had been one-story attached to the building were incorporated into the form of the two-story renovation. A new single-story porch was added across the front side (west) of the house. The building at the rear of the lot was removed.¹⁸

Sanborn Insurance Map of 1941

A new two-story automobile garage stood on the rear of Lot 10. The walls of this new structure were "stuccoed."¹⁹

C. Structural Data Revealed by Insurance Rates

The Minimum Tariff Rates adapted by the Springfield Fire Underwriters on October 1, 1866, identified a dwelling of wood construction on Lot 10.²⁰ A structure standing on Lot 10 was listed for December 1, 1879.²¹ The June 1891 Rules and Regulations did not list a building on Lot 10 at that time.²² A two-story wooden building stood there in April 1899.²³

D. Panoramas

Ruger Panorama

The circa 1867 Ruger Panorama showed a long single-story structure with a rear addition. A small outbuilding stood at the rear (east) end of the lot. There are several trees in the yard.²⁴

Beck and Pauli Panorama

This panorama, drawn circa 1872, indicated no substantial changes since 1867.²⁵

Augustus Koch Panorama

The circa 1872 Koch Panorama showed a large two-story structure with a long single-story addition to the rear. A door faced 8th Street, and Koch drew one window on the east elevation. (No other window openings were depicted.) The panorama did not include any vegetation.²⁶

NOTES

CHAPTER 20

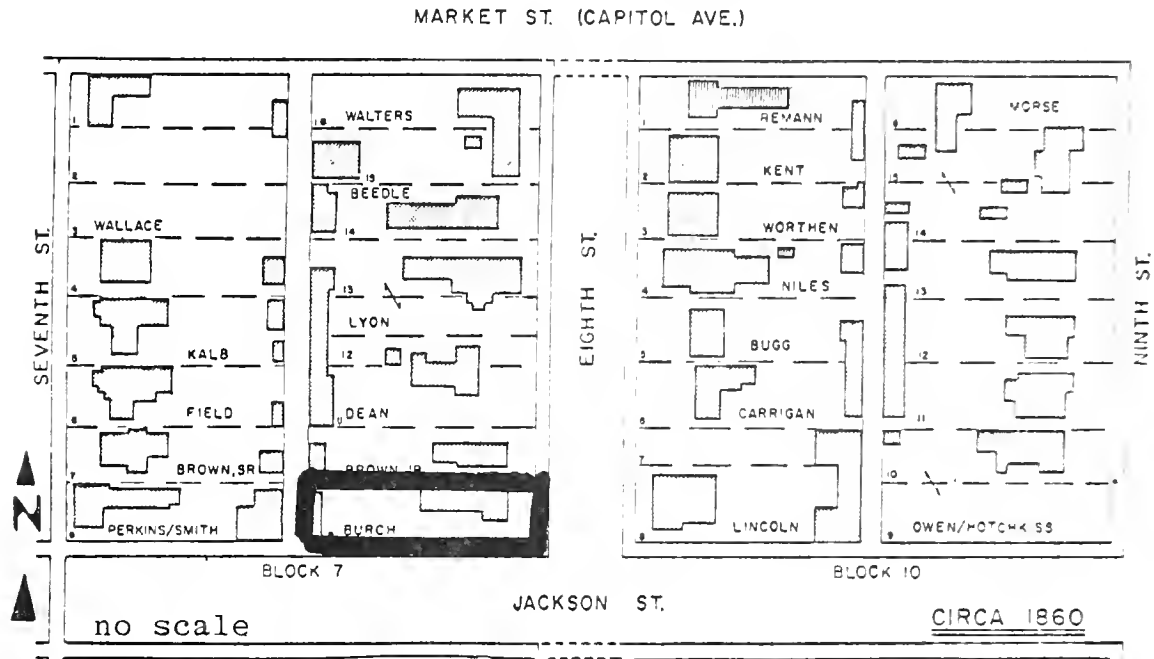
1. Harvey and Clarke, Historic Grounds Report, 169.
2. Warranty Deed, May 3, 1836, Sangamon County Deed Book T, Sangamon County Courthouse, 373.
3. Warranty Deed, August 15, 1842, Sangamon County Deed Book T, Sangamon County Courthouse, 374.
4. Warranty Deed, January 13, 1849, Sangamon County Deed Book BB, Sangamon County Courthouse, 326.
5. Warranty Deed, October 10, 1852, Sangamon County Deed Book JJ, Sangamon County Courthouse, 316.
6. Deed, August 27, 1860, Sangamon County Deed Book 8, Sangamon County Courthouse, p. 561
7. Quitclaim Deed, August 24, 1860, Sangamon County Deed Book 11, Sangamon County Courthouse, 200.
8. Warranty Deed, March 12, 1864, Sangamon County Deed Book 18, Sangamon County Courthouse, 141.
9. Quitclaim Deed, April 28, 1885, Sangamon County Deed Book 77, Sangamon County Courthouse, 311.
10. Quitclaim Deed, April 28, 1885, Sangamon County Deed Book 77, Sangamon County Courthouse, 347.
11. Deed, July 17, 1903, Sangamon County Deed Book 116, Sangamon County Courthouse, 406.
12. Warranty Deed, August 8, 1935, Sangamon County Deed Book 270, Sangamon County Courthouse, 350.
13. Warranty Deed, January 31, 1947, Sangamon County Deed Book 350, Sangamon County Courthouse, 479.
14. Warranty Deed, September 3, 1874, Sangamon County Deed Book, Document Number 365523, Sangamon County Courthouse.
15. City of Springfield, Sangamon County, 1854.

16. Sanborn Insurance Map of 1884, Plate 11.
17. Sanborn-Perris Insurance Map of 1896, Plate 115.
18. Sanborn Insurance Map of 1917, Plate 158.
19. Sanborn Insurance Map of 1941, Plate 116.
20. Minimum Tariff Rates of 1866, p 57, Illinois State Historical Library
21. Minimum Tariff Rates of 1879, p. 185 Illinois State Historical Library
22. Rules and Regulations of 1891, P. 116 Illinois State Historical Library
23. Rules and Regulations of 1899, P. 145 Illinois State Historical Library
24. A. Ruger Panorama, circa 1867.
24. Beck and Pauli Panorama, circa 1872.
25. Augustus Koch Panorama, circa 1872.

CHAPTER 21

BLOCK 7, LOT 9

WILLIAM S. BURCH HOUSE



Land ownership, Elijah Iles' Addition to Springfield, ca. 1860.



Ruger, A., artist. Springfield, Illinois; Drawn from Nature by A. Ruger. Chicago: n.p., 1867.



Beck and Pauli, artists. Map of Springfield. Milwaukee: A. C. Geiseler and Co., n.d.(circa 1872). Courtesy of Illinois State Historical Society, Springfield, Illinois.



Koch, Augustus, artist. Panorama. n.p., n.d, (circa 1872). Courtesy of Illinois State Historical Library, Springfield, Illinois.

CHAPTER 21
BLOCK 7, LOT 9
WILLIAM S. BURCH HOUSE

I. Historical Data

A. Recommendations

The William S. Burch house stood on the northwest corner of 8th and Jackson Streets, directly across the street from the Lincoln home. The Master Plan for the Lincoln Home National Historic Site recommends this house be reconstructed.¹

B. Significance

The Burch family lived in the house only one year before their neighbor across the street left for Washington, D. C. The house stood on the lot at least five years before the Burches obtained it. It must have served as rental property, however, because the previous owners never lived in the house. This residence was part of the immediate area surrounding the Lincoln Home. To visualize Lincoln's neighborhood as it existed in the 1850s, it is necessary to have a notion of the appearance of the Burch house.

C. Legal Description and Chain of Title

Elijah and Malinda Iles sold Lot 9 in Block 7, Elijah Iles' Addition to the town of Springfield, to John E. Roll on May 15, 1837, for \$260.² John Roll sold Lot 9 to R. P. Able for \$240 on March 18, 1839.³ R. P. Abel sold the lot for \$225 to James P. Langford on April 19, 1842.⁴ Two days after acquiring Lot 9, J. P. Langford and wife sold to Aaron Beidler for \$225.⁵

Aaron Beidler and wife conveyed Lot 9 to Thomas P. Lashbaugh on August 25, 1845, for \$250.⁶ The Lashbaughs transferred Lot 9 to Mary F. Burch, et al., for \$2,100 on November 16, 1859.⁷ Richard S. Burch, son of William S. and Mary F. Burch, sold the lot at the corner of 8th and Jackson to Joanna Rourke on November 4, 1879, for \$1,500.⁸ Margaret E. Rourke and husband sold the property to Katie Elshoff for \$4,000 on March 20, 1916.⁹

Katie M. Elshoff and husband sold the west 80 feet of Lot 9 to Charles E. Hofferkamp for \$1.00 on August 25, 1919.¹⁰ On April 24, 1940, Charles Hofferkamp and his wife sold the west eighty feet of Lot 9 to Wilma Barger for \$2.00.¹¹ On the same day, Wilma Barger conveyed the west eighty feet of Lot 9 back to the same Charles Hofferkamp for the same price.¹²

The executor and trustee of Katie M. Elshoff's estate deeded Lot 9, except the west eighty feet, to Louis Meyers for \$26,500 on February 2, 1948.¹³ Louis Meyers conveyed Lot 9, except the west eighty feet, to Hugh M. Garvey on September 20, 1960.¹⁴ Hugh Garvey and his wife transferred their ownership to Hugh J. Garvey Enterprises, Inc., on the same day.¹⁵

The city of Springfield acquired both parts of Lot 9 by condemning the property. The city transferred the west eighty feet of Lot 9 to the United States of America by the city of Springfield on July 18, 1975,¹⁶ and the remainder of Lot 9 on March 15, 1977.¹⁷

D. People Associated With the Burch House

Thomas Lashbaugh

Thomas Lashbaugh purchased Lot 9, Block 7, for \$250 in 1845. Lashbaugh sold it in 1859 for \$2,100, which indicates he improved the property.¹⁸ There is no information available on Thomas Lashbaugh. The city directories from 1855 to 1860 did not list his name. This suggests the house on 8th Street was rented out during the time Lashbaugh owned it.

William S. Burch

William S. Burch was born in Kentucky in 1814. In 1838 he married Frances A. Thomas in Sangamon County. The Burches had at least three children, but the 1860 Census enumerator listed only William Burch, a fifteen-year-old daughter, and a twelve-year-old son living in the house on 8th Street.¹⁹ Frances Burch was apparently deceased by 1860. William Burch married again in 1862; his second wife was Susan Howatch.²⁰ The Burch-Howatch wedding drew the attention of Mary Todd Lincoln in Washington. She wrote to Julia Sprigg in 1862:

I see by the papers that Mr. [William S.] Burch is married--We have some pieces of furniture, still remaining at his house, may I ask a favor of you--It is this--If Mr. [George] Black can have room for them, can they be moved, to any place above his store where he may have room for them. The sofa, at Mr. Burch's was new, a few months before we left.²¹

This second marriage did not last long, however. In 1864, Susan Howatch Burch died at the age of 53.²²

The 1855 city directory lists Burch's occupation as lumberman.²³ In earlier years, Burch was a partner with Foley Vaughn in a retail business. In 1837 and 1838, Vaughn and Burch advertised a curious combination of groceries and iron for sale. They went out of business in October 1838. The notice of dissolution of partnership was repeated in 1840.²⁴ By 1864 Burch was working as a clerk in Hurst and Ruth's Dry Goods Store.²⁵ He continued as a clerk until he retired in 1875.²⁶ William Burch is mentioned in Early Settlers of Sangamon County as an underwriter of a promissory note in the amount of \$16,600 to cover the third installment payment on the new capitol building.²⁷ He was a candidate for Springfield street commissioner and supervisor in 1855 and served as a grand juror in August of 1860.²⁸

The Burches lived in the house on 8th Street for twenty years. In 1879, Richard Burch sold his parents house. The 1881-82 city directory placed the retired William S. Burch at 1002 So. 4th Street.²⁹

II. Architectural Data

A. Date and Cost of Construction

The Burch house was built sometime between 1845 and 1854. There is no information concerning the cost of construction or the builder. On the 1854 map of the city of Springfield, a large irregularly-shaped structure occupied Lot 9, Block 7. This building faced 8th Street and was located on the lot line between Lots 9 and 10. The building narrowed in width as it extended westward. There were no other structures on the lot.³⁰

B. Changes to House and Outbuildings Detailed by Sanborn Fire Insurance Maps

Sanborn Insurance Map of 1884

The building on Lot 9 was of brick construction, two stories high in the front with a one-story brick area immediately to the rear of the main portion, and another combination frame and brick addition behind that. A two-story barn with a single-story shed attached to the north end was located in the southwest corner of the lot.³¹

Sanborn-Perris Map, 1890

A comparison with the 1884 map revealed no changes to the structures on the lot.³²

Sanborn-Perris Insurance Map of 1896

The house was only one and one-half stories tall in this 1896 map. The two-story stable located in the southwest corner of the lot in 1890 was reduced to one and one-half stories by 1896, also.³³

Sanborn Insurance Map of 1917

The William S. Burch house had been razed by 1917. A two-story brick store was built in the southeast corner of Lot 9. The building measured twenty-eight feet across the front and sixty feet back. The twelve feet at the rear of the building was used as a garage. No other buildings appeared on this lot.³⁴

Sanborn Insurance Map of 1941

The store had twelve feet added to the north side; it extended seventy feet back. The former automobile garage was converted into a one-floor apartment. To the west end of the apartment building, a two-story porch was added. A single-stall, brick automobile garage was constructed to the west of the main building, near the north property line.

The west eighty feet of Lot 9 had been sold to another owner who had built a four-unit brick apartment building on the lot. The flats each had four rooms and one bath for a total of sixteen rooms and baths in all.³⁵

C. Structural Data Revealed by Insurance Rates

The Minimum Tariff of Rates adopted by the Fire Underwriters of Springfield, Illinois, for 1866 listed a dwelling, constructed of brick on Lot 9, Block 7, Elijah Iles' Addition to the city of Springfield.³⁶ The 1879 issue of Minimum Tariff of Rates listed a brick dwelling, one and one-half floors high at 429 South 8th Street and owned by Rourke.³⁷ The Rules and Regulations for 1891 listed 429 South 8th Street as a single-story brick dwelling.³⁸ A one-story brick dwelling was also listed in the 1899 Rules and Regulations.³⁹

D. Panoramas and Photographs

A. Ruger Panorama

The Ruger Panorama pictured a rectangular two-story house on the northwest corner of 8th Street and Jackson Street circa 1867. This building had a gable roof. Ruger pictured one window on each story of the south elevation of the house.

There was a single-story shed on a north-south axis at the rear of the lot near the alley. Several trees were pictured in the center of the lot between the house and the shed.⁴⁰

Beck and Pauli Panorama

This circa 1872 view from the southeast showed a two-story building on Lot 9 with no extensions on the rear. A number of trees were indicated in the back yard. A one-story shed was in the southwest corner of the lot.⁴¹

Augustus Koch Panorama

This view from the northeast showed a one-story building facing 8th Street with an extension running west along the north property line circa 1872.

A structure stood in the southwest corner of the lot. There were at least two trees along Jackson Street, and one tree in front of the house along 8th Street.⁴²

Photograph of the William S. Burch House, circa 1880

This photograph pictured a one-and-one-half-story brick house with a gable roof. The house had two chimneys, both located at the north end of the house. The house faced 8th Street to the east.

Two windows were located in the east elevation of the house, one in the center and one on the right side. The left side of the elevation contained a doorway. The south elevation contained two small windows in the gable. In the southwest corner an open porch was cut into the building which was decorated with lattice work.

A walkway extended out from the front door toward 8th Street. One tree was visible beside the sidewalk on the southeast side of the lot.⁴³

NOTES

CHAPTER 21

1. Master Plan, 29.
2. Warranty Deed, May 5, 1837, Sangamon County Deed Book L, Sangamon County Courthouse, 188.
3. Warranty Deed, March 18, 1839, Sangamon County Deed Book O, Sangamon County Courthouse, 157.
4. Warranty Deed, April 19, 1842, Sangamon County Deed Book T, Sangamon County Courthouse, 47.
5. Warranty Deed, April 21, 1842, Sangamon County Deed Book U, Sangamon County Courthouse, 47.
6. Warranty Deed, August 25, 1845, Sangamon County Deed Book 7, Sangamon County Courthouse, 398.
7. Warranty Deed, November 16, 1859, Sangamon County Deed Book 7, Sangamon County Courthouse, 143.
8. Warranty Deed, November 4, 1879, Sangamon County Deed Book 65, Sangamon County Courthouse, 435.
9. Warranty Deed, March 20, 1916, Sangamon County Deed Book 163, Sangamon County Courthouse, 367.
10. Warranty Deed, September 25, 1919, Sangamon County Deed Book 183, Document Number 121576, Sangamon County Courthouse, 149.
11. Warranty Deed, April 24, 1940, Sangamon County Deed Book 296, Document Number 189882, Sangamon County Courthouse, 48.
12. Warranty Deed, April 24, 1940, Sangamon County Deed Book 296, Sangamon County Courthouse, 49.
13. Deed, February 2, 1948, Sangamon County Deed Book 370, Document Number 226003, Sangamon County Courthouse, 262.
14. Warranty Deed, September 20, 1960, Sangamon County Deed Book, Document Number 285645, Sangamon County Courthouse.

15. Quitclaim Deed, September 20, 1960, Sangamon County Deed Book, Document Number 329460, Sangamon County Courthouse.
16. Quitclaim Deed, May 6, 1975, Sangamon County Deed Book, Document Number 371052, Sangamon County Courthouse.
17. Quitclaim Deed, March 15, 1977, Sangamon County Deed Book, Document Number 385873, Sangamon County Courthouse.
18. Warranty Deed, August 25, 1845, Sangamon County Deed Book 7, Sangamon County Courthouse, 398; Warranty Deed, November 11, 1859, Sangamon County Deed Book 7, Sangamon County Courthouse, 143.
19. U.S. Census of 1860; Illinois State Journal, 17 November 1838, p. 3, col. 4.
20. Illinois State Journal, 25 April 1862, p. 2, col. 5.
21. Justin and Linda Turner, eds., Mary Todd Lincoln--Her Life and Letters, (New York: n.p., 1972), 128.
22. Illinois State Journal, 8 October 1864, p. 2, col. 3.
23. Springfield City Directory and Sangamon County Advertiser, 137.
24. Illinois State Journal, 1 July 1837, p. 3, col. 4; 13 October 1838, p. 3, col. 4; 3 July 1840, p. 3, col. 2.
25. Babeuf's Springfield City Directory, 1864.
26. Ibid.; Centennial City Directory, 1876.
27. Powers, Early Settlers of Sangamon County, 287.
28. Illinois State Journal, 24 March 1855, p. 3, col. 3; 29 August 1860, p. 3, col. 2.
29. Directory of Springfield, Illinois & Business Mirror for 1881-82.
30. City of Springfield, Sangamon County, Illinois, 1854.
31. Springfield, Illinois, Sanborn Map & Publishing Co., 1884, Plate 11.
32. Sanborn-Perris Map & Publishing Co., February 1890, Plate 8.
33. Insurance Maps of Springfield, Illinois, 1896, Plate 115.
34. Insurance Maps of Springfield, Illinois, 1917, Plate 158.

35. Insurance Maps of Springfield, Illinois, 1941, Plate 116.
36. Minimum Tariff of Rates Adapted by the Board of Fire Underwriters of Springfield, Illinois, October 1866, 56.
37. Minimum Tariff of Rates Adapted by the Underwriters' Union of Springfield, Illinois, 1 December 1879, 185.
38. Rules and Regulations & Tariff of Rates of the Springfield, Illinois, Local Board of Fire Underwriters, June 1891, 116.
39. Rules and Regulations & Tariff of Rates of the Springfield, Illinois, Local Board of Fire Underwriters, April 1899, 145.
40. A. Ruger Panorama, circa 1867.
41. Beck and Pauli Panorama, circa 1872.
42. August Koch Panorama, circa 1872.
43. William S. Burch House, circa 1880, photograph, Courtesy Illinois State Library.

APPENDIX A

SANBORN FIRE INSURANCE MAPS

SANBORN FIRE INSURANCE MAPS

BLOCK 10

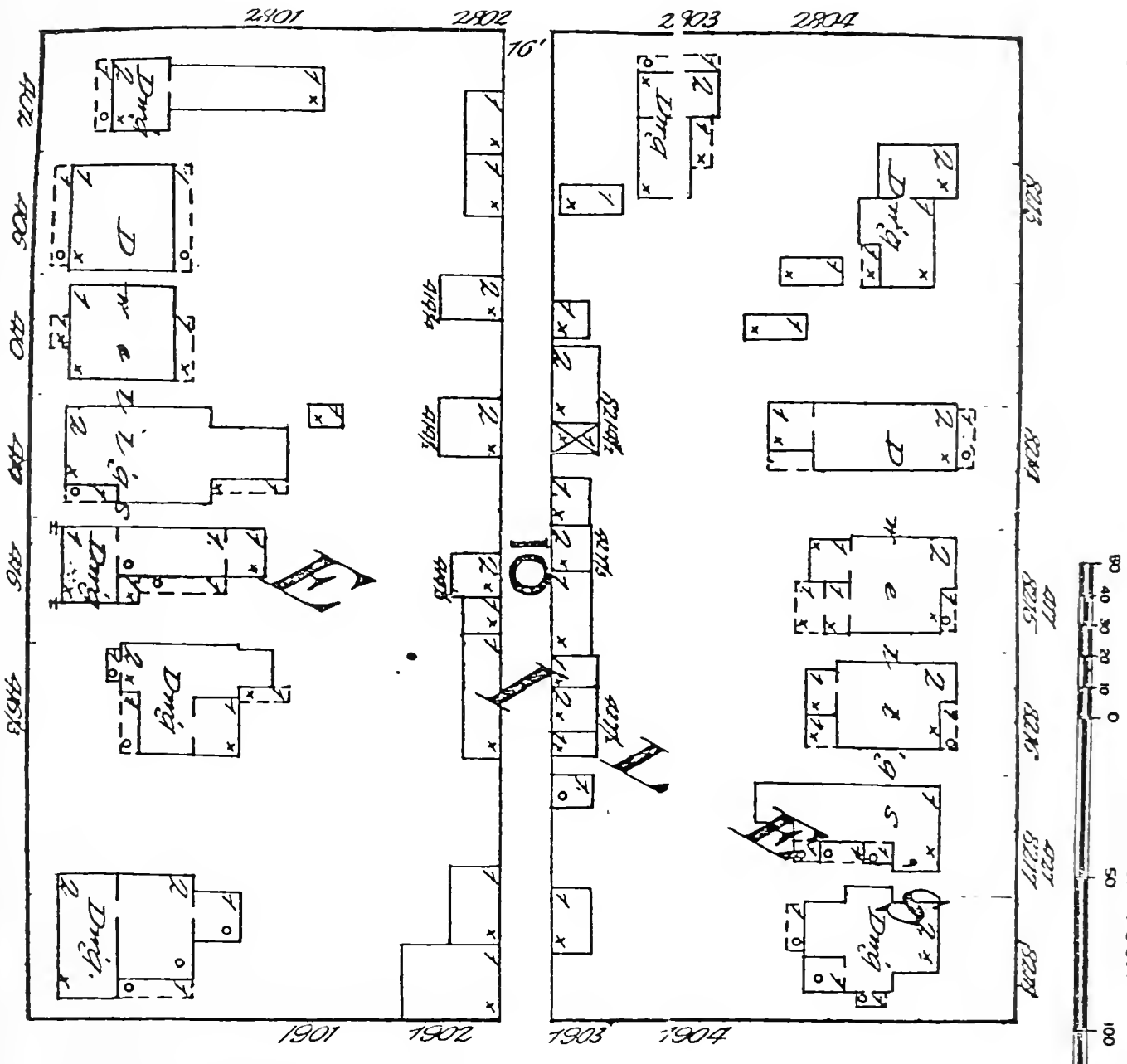


Figure A: "Springfield, Illinois." (New York: Sanborn Map and Publishing Company, 1884), Plate 11.

SANBORN FIRE INSURANCE MAPS

BLOCK 10

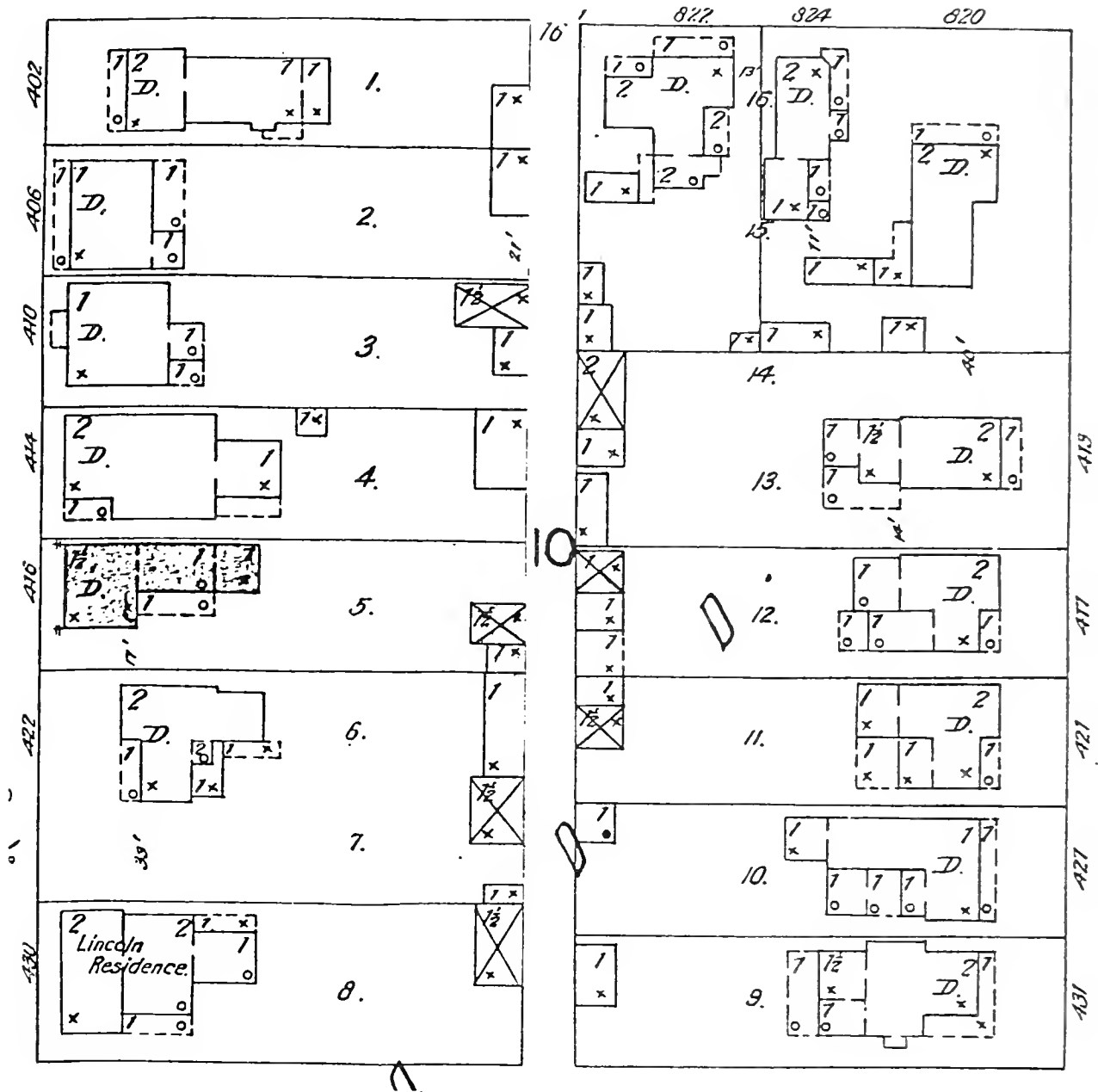


Figure C: "Springfield, Illinois." (New York: Sanborn Map and Publishing Company, 1896), Plate 15.

SANBORN FIRE INSURANCE MAPS

BLOCK 10

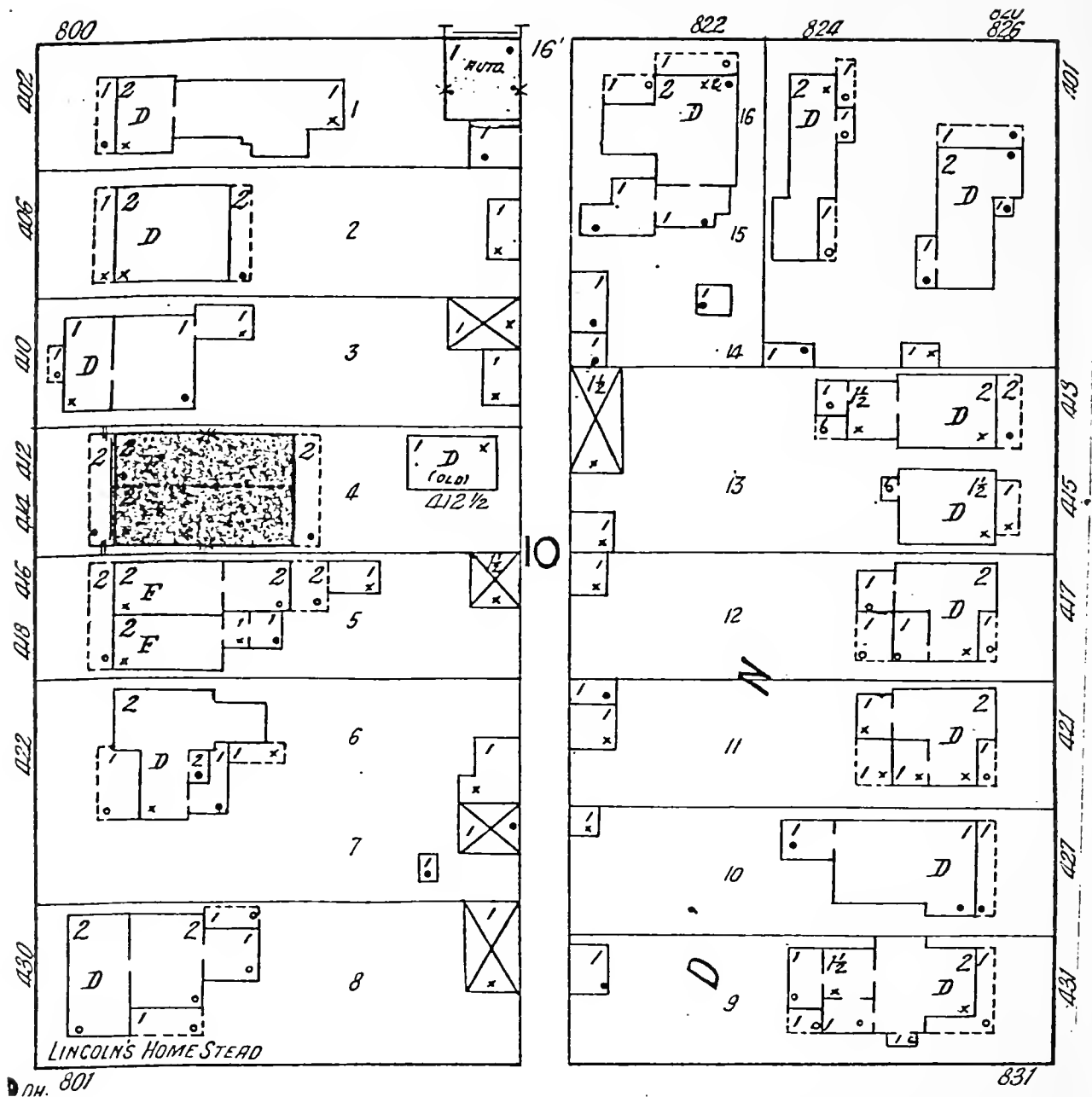


Figure D: "Springfield, Illinois." (New York: Sanborn Map and Publishing Company, 1917), Plate 158.

SANBORN FIRE INSURANCE MAPS

BLOCK 10

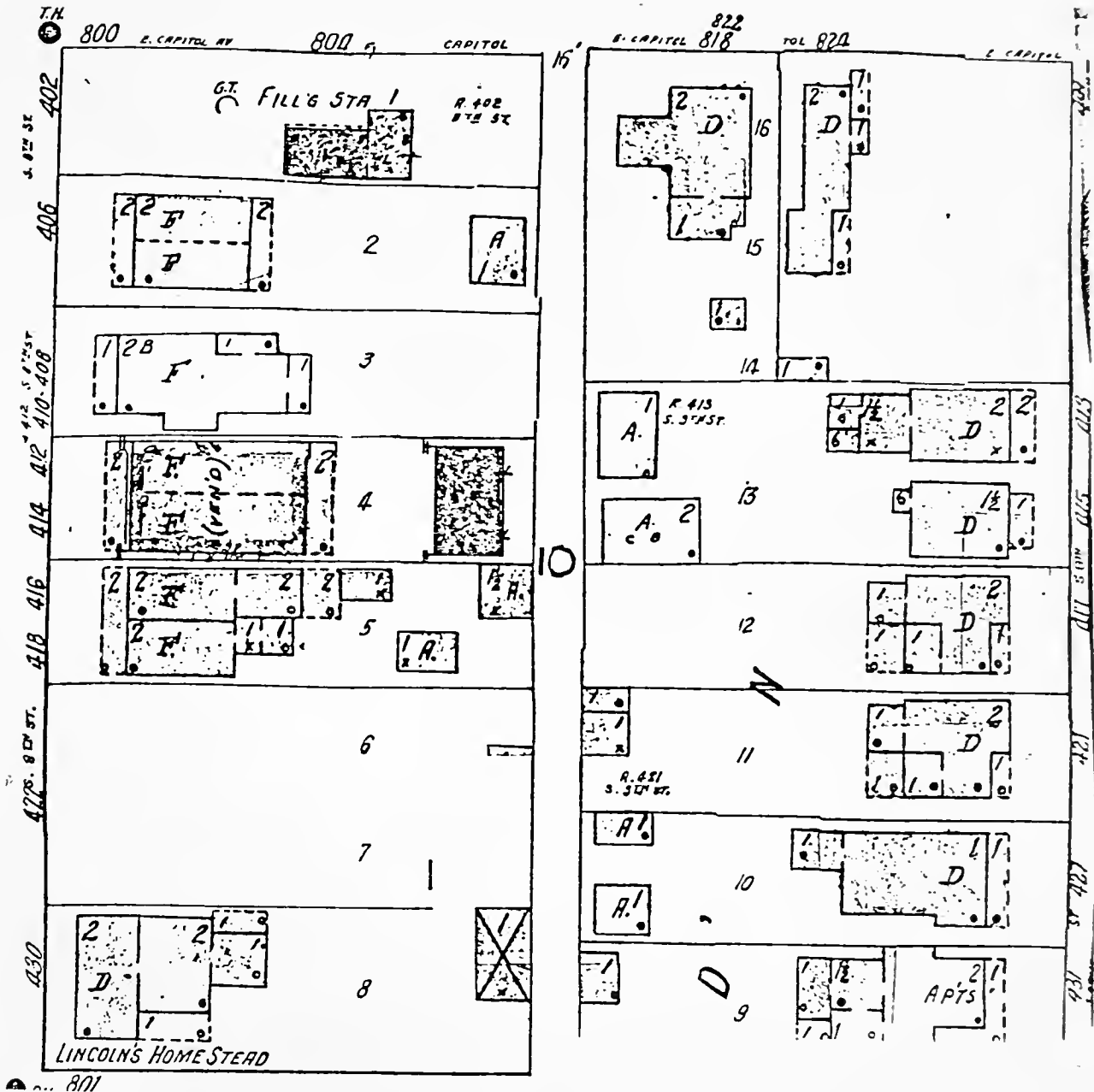


Figure E: "Springfield, Illinois." (New York: Sanborn Map and Publishing Company, 1917), Plate 159.

SANBORN FIRE INSURANCE MAPS

BLOCK 7.

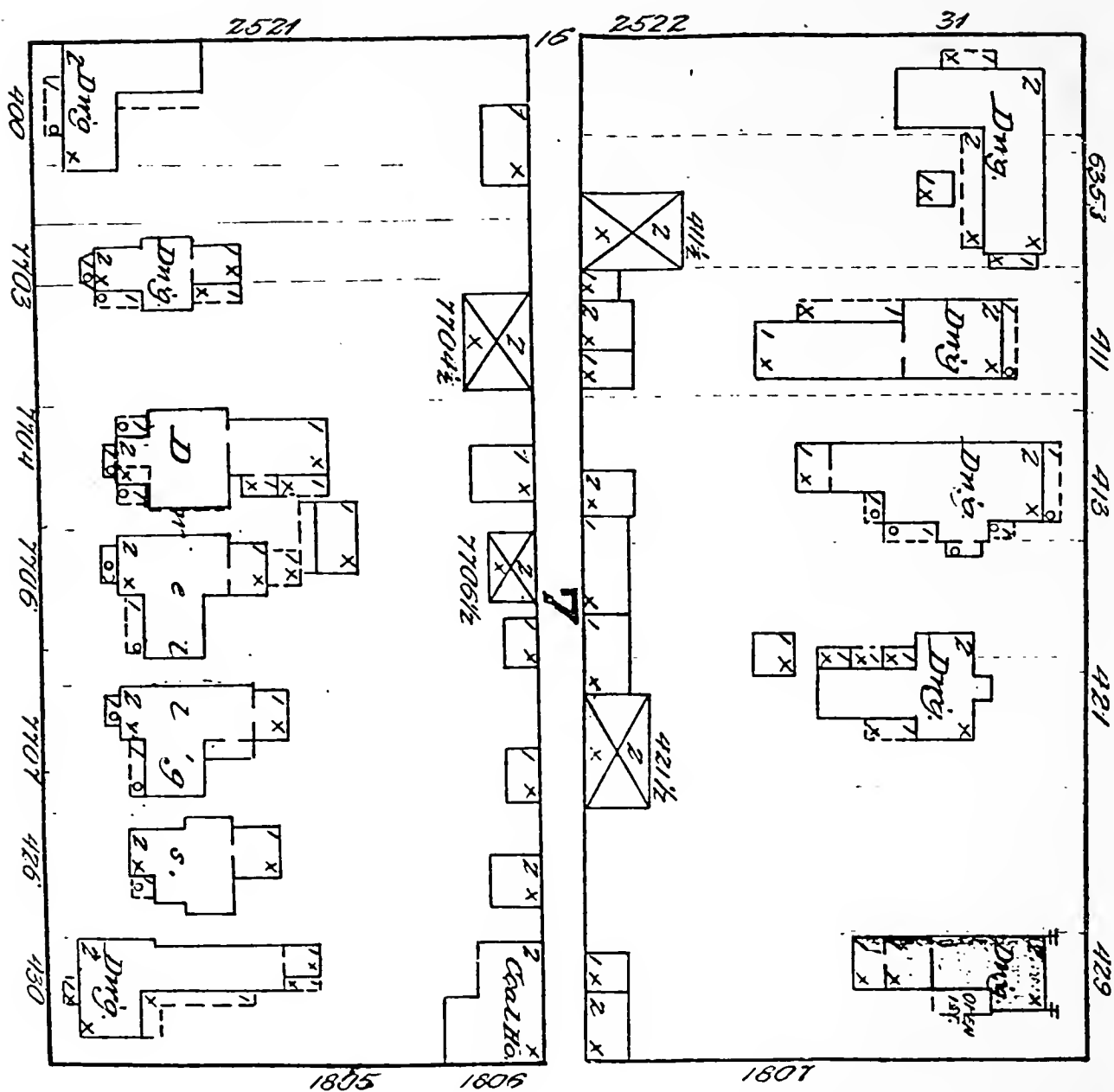


Figure F: "Springfield, Illinois." (New York: Sanborn Map and Publishing Company, 1884), Plate 8.

SANBORN FIRE INSURANCE MAPS

BLOCK 7

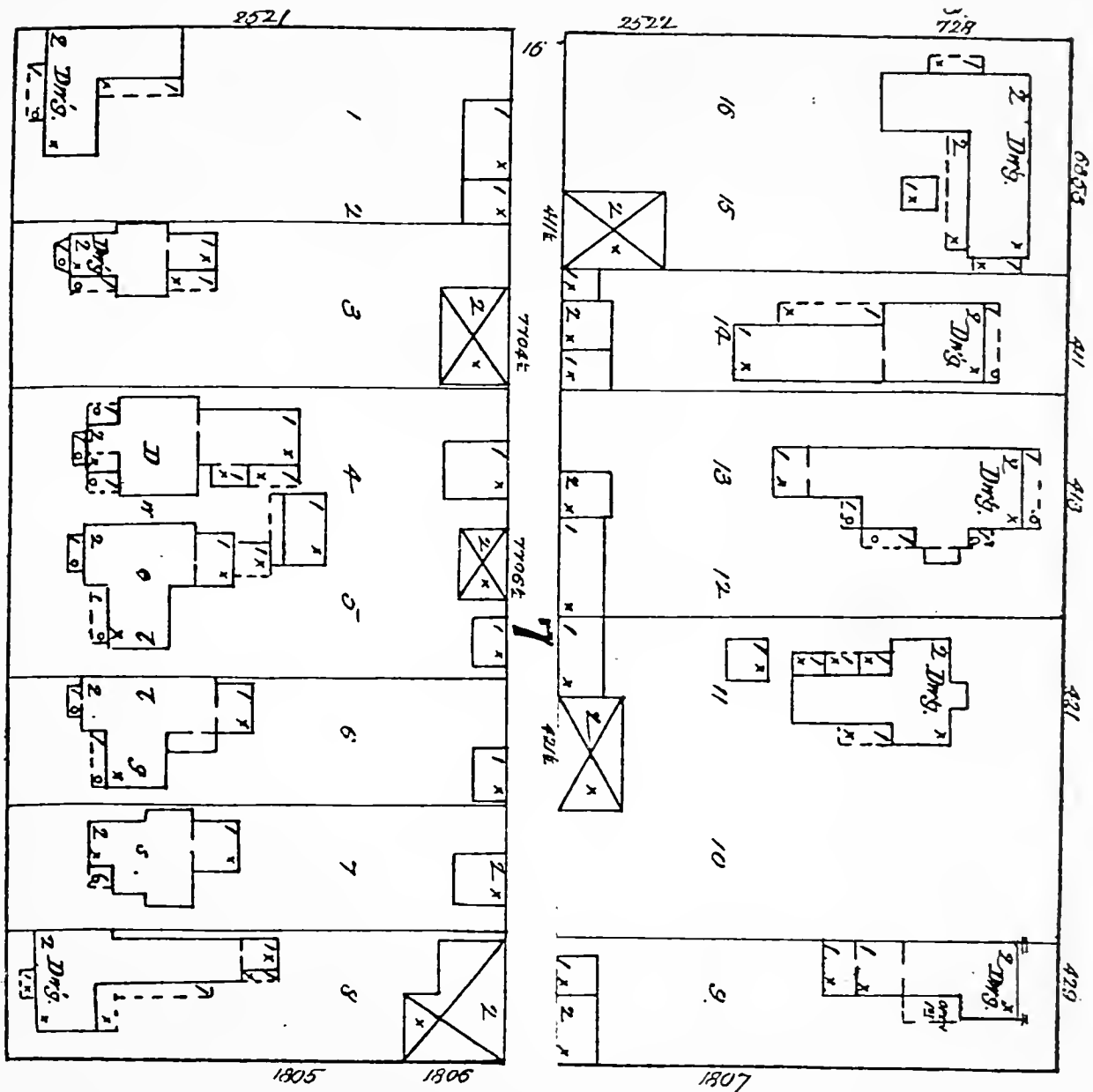
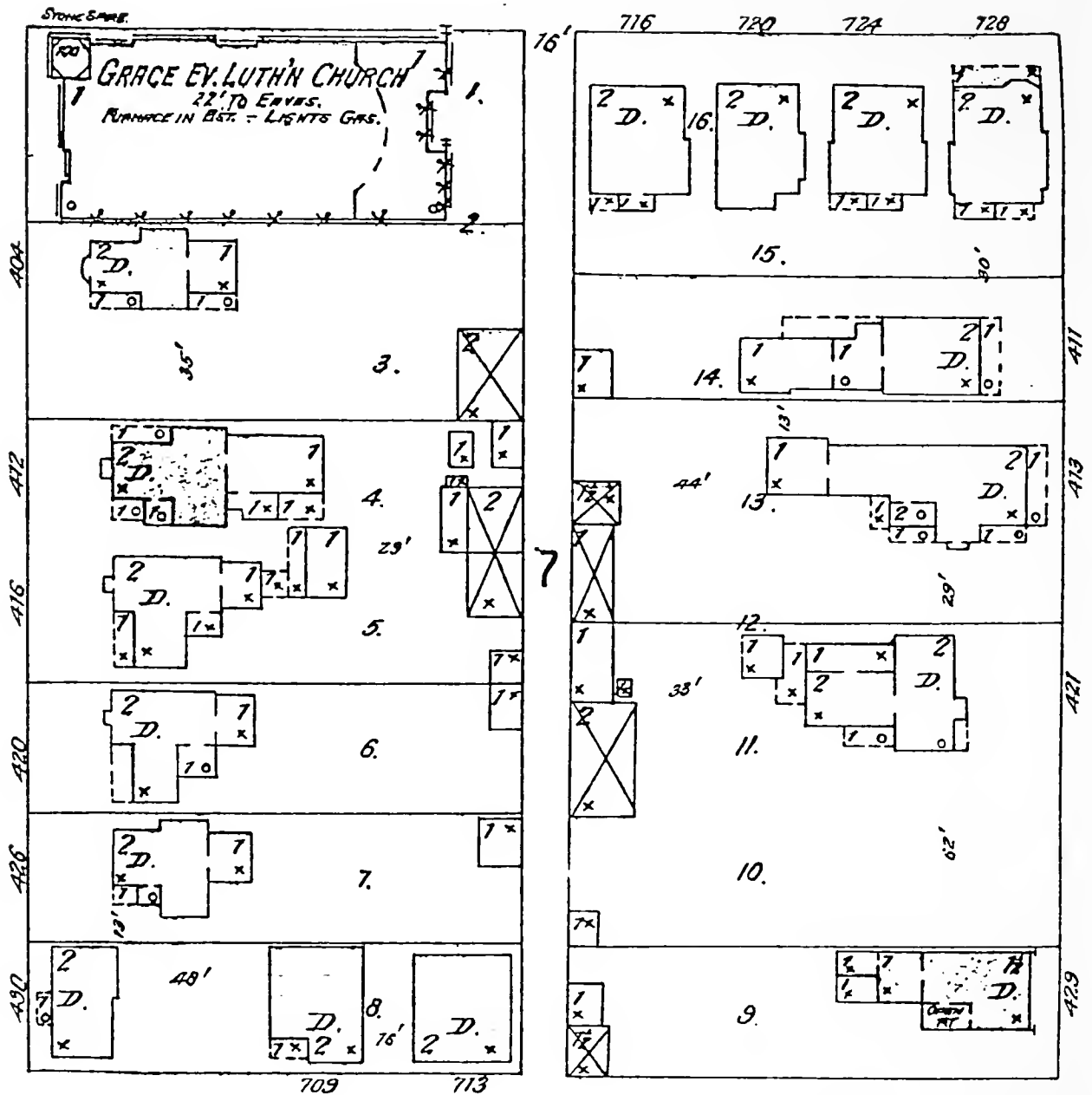


Figure G: Sanborn-Perris Map & Publishing Company, February 1890 (New York: Sanborn-Perris Map and Publishing Co., 1890), Plate 9.

SANBORN FIRE INSURANCE MAPS

BLOCK 7



SANBORN FIRE INSURANCE MAPS

BLOCK 7

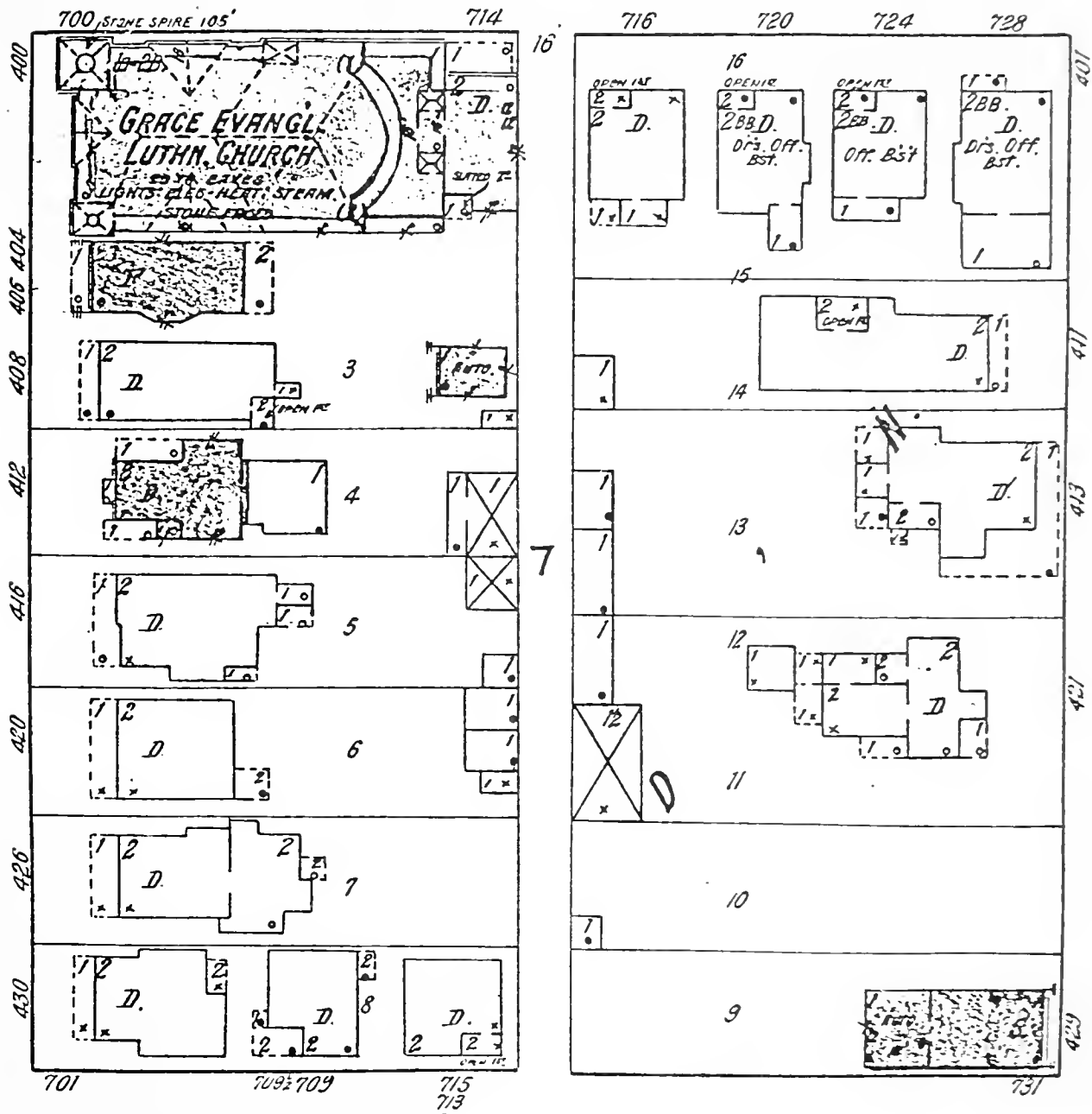


Figure I: "Springfield, Illinois." (New York: Sanborn Map and Publishing Company, 1917), Plate 158.

SANBORN FIRE INSURANCE MAPS

BLOCK 7

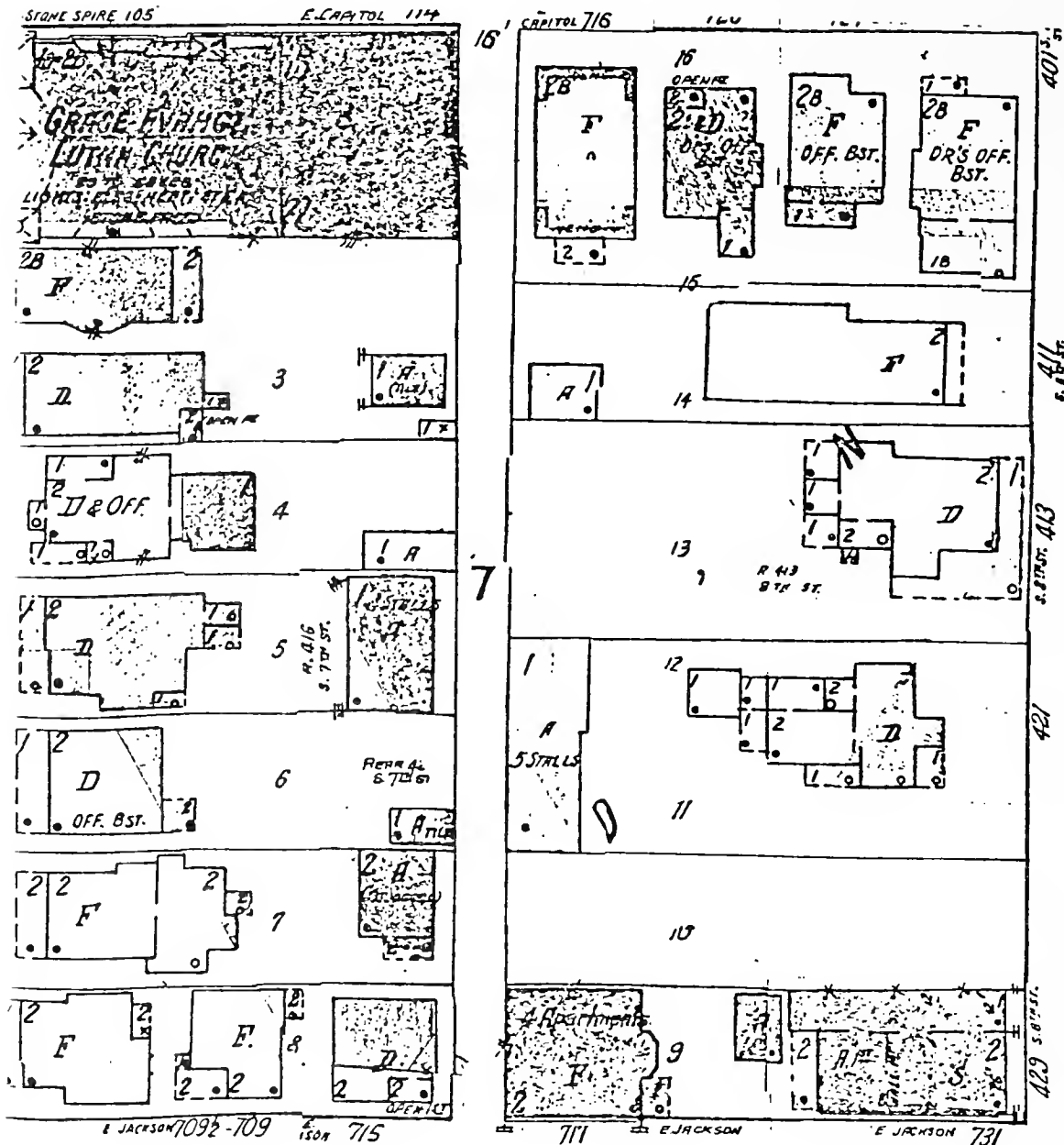


Figure J: "Springfield, Illinois." (New York: Sanborn Map and Publishing Company, 1941), Plate 159.

APPENDIX B

PHOTOGRAPHS

More than half of the structures which graced Lincoln's neighborhood in 1860 are no longer standing. The extant structures on blocks 7 and 10 which date to the historic period are:

Block 10, Lot 8	Lincoln home;
Block 10, Lots 15-16	Morse house;
Block 7, Lots 11-12	Dean house;
Block 7, Lots 12-13	Lyon house; and
Block 7, Lot 14	Beedle house.

The Corneau house, now situated on Block 10, Lot 6, was located on Block 6, Lot 16 during the historic period.

One structure dating after the Lincolns' residence in Springfield still stands: Block 10, Lot 1, Conference Center.

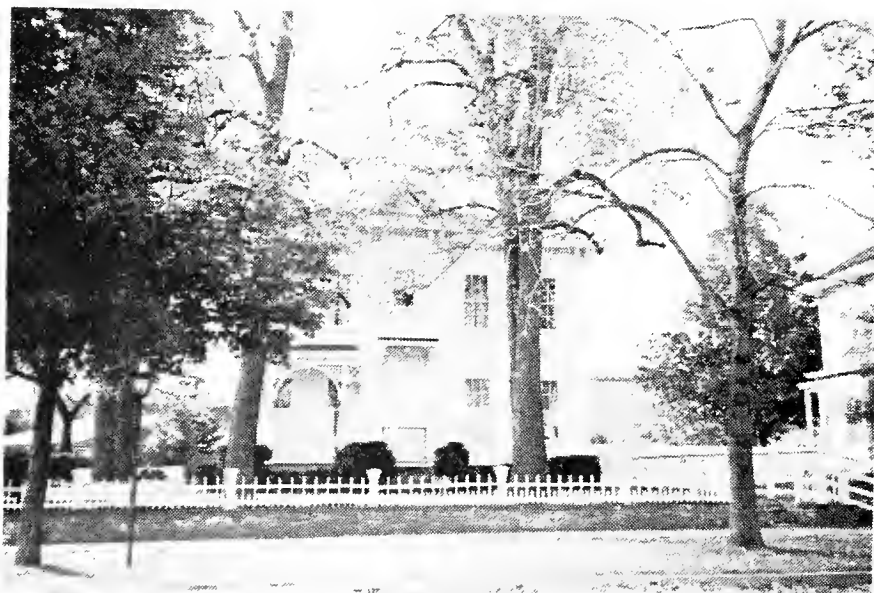
Photographs of the extant structures on Blocks 7 and 10 follow.



Block 10, Lot 8. Lincoln home.



Block 10, Lots 15-16. Morse house.



Block 7, Lots 11-12. Dean house.



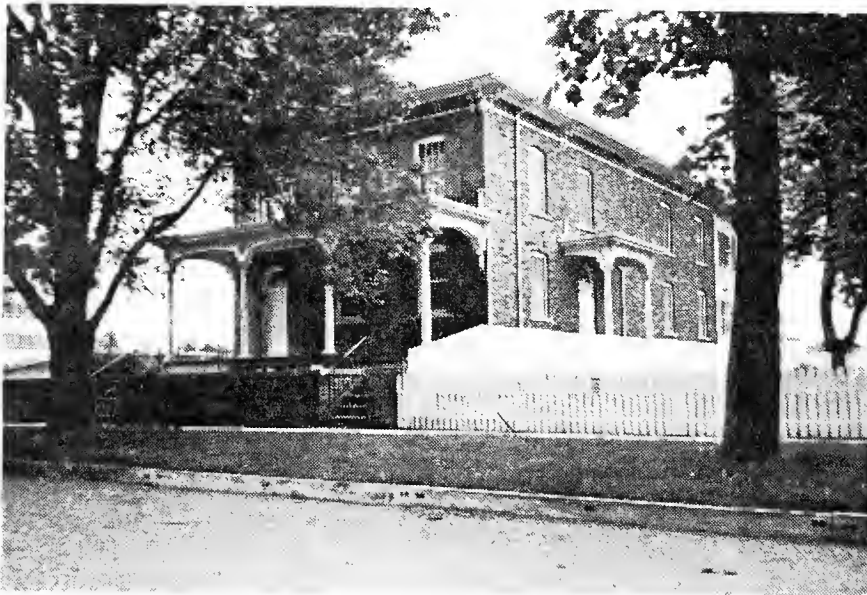
Block 7, Lots 12-13. Lyon house.



Block 7, Lot 14. Beedle house.



Block 10, Lot 6. Corneau house.



Block 10, Lot 1. Conference Center.

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